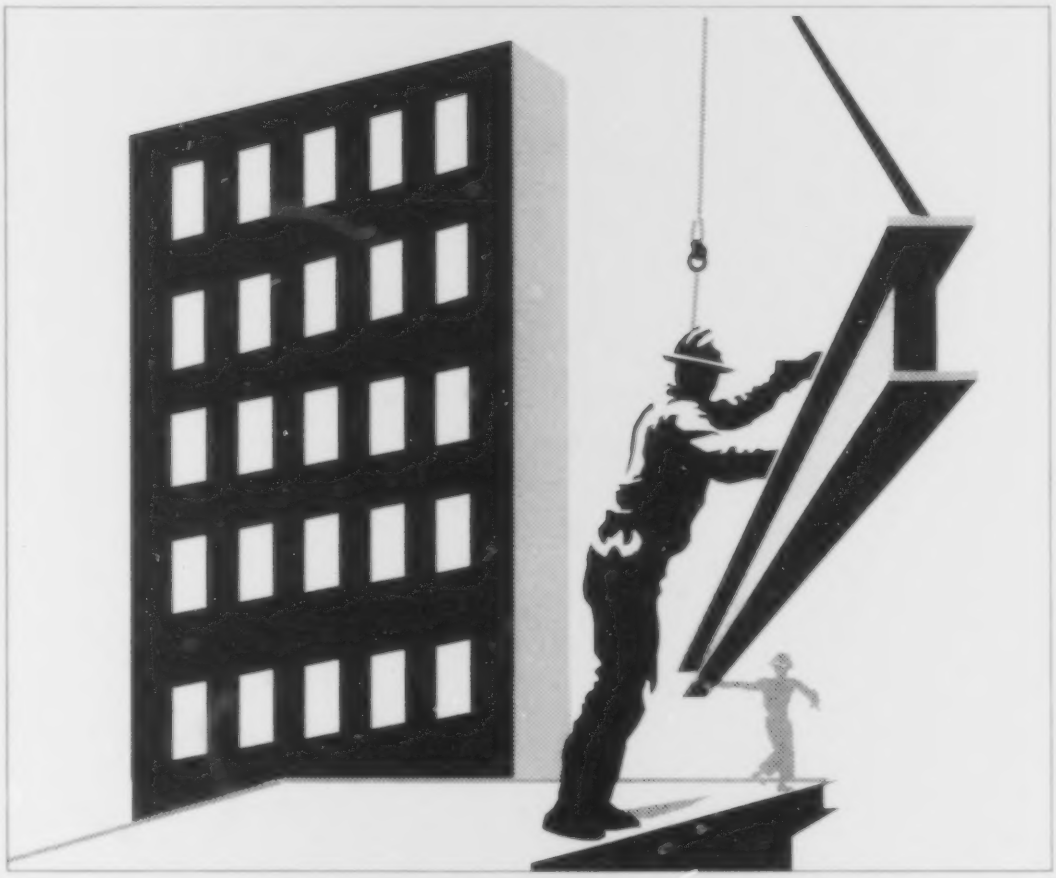
BC Major Projects Inventory

Issue: 03-04 December 2003



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BRITISH COLUMBIA

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BC Major Projects Inventory - Custom Extracts

What you read in the Major Projects Inventory only partially represents the types of data that Jackie Hamilton & Associates Ltd. collects and can compile in many different forms. The database we use is Access, a highly flexible tool for manipulating data to produce queries, tables and reports. New categories of information can be easily added at any time. Items listed in the database for each project include the following:

- Region (Economic Development Region)
- Municipality
- Project Name
- Type of Project (sector related)
- Probability of Proceeding (for proposed projects)
- Description of the Project - includes current status and next steps/timing
- Estimated Capital Cost
- North American Industrial Classification Code
- Public/Private
- Construction Start Date (Proposed/Actual)
- Construction Finish Date (Proposed/Actual)
- Owner/Developer Name
- Contact Phone Number
- Contact Information

In addition, although we find that such information is not always reported or reliable depending on the stage of project development, we collect data on the following:

- Number of People Employed*
- Construction Jobs*
- Full-time Jobs*
- Indirect Jobs*
- Person-Years Employment*
- Architect*
- Consulting Engineer*
- Contract Manager*

The process we use for updating information includes regular contact with developers, planners, architects, agencies, and extensive use of media information from many sources.

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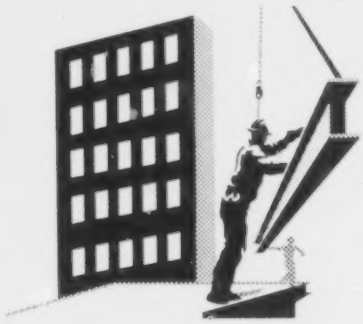

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A comprehensive database of major development activity in British Columbia

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About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the December 2003 Issue

There are 17 new projects proposed in British Columbia in the fourth quarter of 2003, totaling over $0.9 billion in potential new capital investment, if all the projects proceed. One of the most interesting new projects is the proposed NEPTUNE Canada undersea observatory project involving a 1000 km network of fibre optic/power cables, which received funding in October for the $70 million Canadian portion of the $300 million project. Other related projects are being developed and will be reported in our next issue.

In future issues, the MPI will be starting to track almost 30 proposed projects that were registered in November with BC Hydro for its Vancouver Island Call for Tenders, requesting firm power projects from 25 MW to 300 MW to be in service by May 1, 2007. The call is a result of a requirement by the BC Utilities Commission to seek alternatives to their own natural gas plant proposal at Duke Point (see our project entitled: Vancouver Island Generation Project—Nanaimo). That bidding process will conclude in late August 2004 with the selection of the successful bidder(s). While details of each project are not available from BC Hydro, the MPI has been tracking: the Knob Hill and Holberg wind power proposals, and Norske Skog's pulp mill cogeneration proposals. We are also somewhat

Vancouver Island Call For Tenders Bidder Registration List*

	Bidder Name	Project Location	Project Technology
1	Brascan Power Corporation	Beaver Cove	Water
2a	Calpine Canada Power Ltd.	Nanaimo	Natural Gas
2b	Calpine Canada Power Ltd.	Elk Falls	Natural Gas
3	Comstock Canada Ltd.	Nanaimo	Natural Gas
4	Constellation Power Source Inc.	Nanaimo	Natural Gas
5	EnviroCo Energy Recovery Ltd.	Nanaimo	Distillate Fuel / Natural Gas
6a	EPCOR Power Development Corporation	Nanaimo	Natural Gas
6b	EPCOR Power Development Corporation	Nanaimo / Ladysmith / Crofton	Natural Gas
7	Exodus Energy North America LLC	Nanaimo	Natural Gas
8	Green Island Energy Ltd.	Gold River	Biomass
9	Hunt Power Company of Canada, Inc.	Nanaimo	Natural Gas
10	Maxim Power Corp.	Ladysmith / Chemainus / Comox	Natural Gas
11	Norske Skog Canada Limited	Crofton / Elk Falls / Port Alberni	Natural Gas
12	Northern Utilities Inc.	Beaver Cove	Water
13	Northland Power Inc.	Beaver Cove	Biomass / Coal
14	Northwest Energy Services Company LLC	Nanaimo	Natural Gas
15	NPP Projects VI, L.L.C.	Nanaimo	Natural Gas
16	Plutonic Capital Inc.	Campbell River	Water
17	PPM Energy, Inc.	Port Alice	Wind
18a	Pristine Power Inc.	Nanaimo	Natural Gas / Dual Fuel
18b	Pristine Power Inc.	Nanaimo	Natural Gas / Dual Fuel
18c	Pristine Power Inc.	Nanaimo	Dual Fuel
19	Quinsam Energy Partnership	Campbell River	Coal
20a	Sea Breeze Power Corp.	Knob Hill	Wind / Battery
20b	Sea Breeze Power Corp.	Courtney / Comox / Duncan / Victoria	Battery
20c	Sea Breeze Power Corp.	Knob Hill	Wind
20d	Sea Breeze Power Corp.	Knob Hill	Wind / Water
21	SNC-Lavalin Inc.	Nanaimo	Natural Gas
22	Suthan Inc.	Nanaimo	Natural Gas
23	Syngen Power Ltd.	Comox	Synthetic Gas

* Source: www.bchydro.com

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familiar with Quinsam Energy Partnership's coal-fired power plant proposal near Campbell River which is registered in the bidding process. The list of proposed projects is reprinted here from the BC Hydro website (www.bchydro.com). It includes no fewer than 15 natural gas plant proposals, mostly listed as in Nanaimo.

Of the 8 construction starts this quarter valued at over $300 million, (down from 21 last quarter, as is often expected in the winter) the largest is the $100 million Mixed Use Development in Ucluelet on Vancouver Island. Also starting construction were the Encana Ekwan Pipeline project near Fort St. John, two independent hydroelectric projects, the Roger's Foods processing facility in Chilliwack, and the Nanaimo Regional General Hospital expansion.

Eight projects completed construction including the $70 million Junction Shopping Centre in Mission. The Canfor sawmill expansion in Houston, and the Little Mountain Reservoir seismic upgrade and expansion are complete.

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New Proposed Projects October–December 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	Camosun College - Institute of Sport	25
1. Vancouver Island/Coast	Metchosin	Centre Mountain Golf Course and Lodge	15
1. Vancouver Island/Coast	Victoria	NEPTUNE Canada Project	70
1. Vancouver Island/Coast	Parksville	Parksville Resort	50
2. Mainland/Southwest	Vancouver	1475 Howe St. Residential Live/Work Tower and Townhouses	25
2. Mainland/Southwest	Vancouver	2256 West Broadway Commercial/Residential Buildings	25
2. Mainland/Southwest	Vancouver	728 Pacific Boulevard Residential Towers	150
2. Mainland/Southwest	Vancouver	788 Richards Residential High Rise	25
2. Mainland/Southwest	Brittania Beach	Brittania Beach Rejuvenation	150
2. Mainland/Southwest	Vancouver	Home Depot - Broadway and Arbutus	25
2. Mainland/Southwest	West Vancouver	Park Royal Residential Development	23
2. Mainland/Southwest	Richmond	Riverport Residential Development	40
2. Mainland/Southwest	Squamish	Squamish Downtown Revitalization	100
2. Mainland/Southwest	Vancouver	Vancouver Community College Expansion - King George Campus	100
3. Thompson/Okanagan	Kelowna	Kelowna North End Connector	15
3. Thompson/Okanagan	Kelowna	Mission District Park - Aquatic Facility	20
6. North Coast	Terrace	Terrace Conference Centre and Hotel	15

Projects Starting Construction October–December 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Nanaimo	Nanaimo Regional General Hospital Expansion	29
1. Vancouver Island/Coast	Ucluelet	Ucluelet Mixed Use Development	100
2. Mainland/Southwest	Burnaby	Burnaby (South East) Secondary School	20
2. Mainland/Southwest	Chilliwack	Rogers Foods Ltd. - Pacific Division (Chilli	20
2. Mainland/Southwest	Pitt Meadows	CP Business Park	35
2. Mainland/Southwest	Squamish	Upper Mamquam Hydroelectric Project	35
3. Thompson/Okanagan	Revelstoke	Pingston Hydroelectric Project Expansion	23
8. Northeast	Fort St. John	Encana Ekwan Pipeline Project	55

Completed Projects October–December 2003

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Nanaimo	Country Club Centre Shopping Mall Renovations	18
2. Mainland/Southwest	Surrey	Terasen Gas Pipeline Fraser River Crossing	16
2. Mainland/Southwest	Vancouver	The Domus Building at 1055 Homer	21
2. Mainland/Southwest	Vancouver	Eden Residential Development	35
2. Mainland/Southwest	Vancouver	Little Mountain Reservoir Seismic Upgrade and Expan	40
2. Mainland/Southwest	Surrey	Wedgewood Townhouses	30
2. Mainland/Southwest	Mission	The Junction Shopping Centre	70
7. Nechako	Houston	Sawmill Expansion	26

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Major Project Summaries

Summary of Major Projects by Status October–December 2003

Region	Proposed Projects	Under Construction	Completed	On hold	Total
1. Vancouver Island/Coast	32	20	1	9	62
2. Mainland/Southwest	115	88	6	19	228
3. Thompson/Okanagan	20	25	-	7	52
4. Kootenay	8	6	-	1	15
5. Cariboo	7	2	-	1	10
6. North Coast	9	2	-	4	15
7. Nechako	3	-	1	2	6
8. Northeast	5	3	-	1	9
Total	**199**	**146**	**8**	**44**	**397**

Summary of Major Projects by Industrial Category October–December 2003*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	30	6	3	11	1	6	61	4
2. Mainland/Southwest	128	22	1	16	2	29	222	24
3. Thompson/Okanagan	22	8	1	10	-	1	52	10
4. Kootenay	4	1	-	5	-	1	15	4
5. Cariboo	2	-	2	2	1	2	10	1
6. North Coast	2	4	1	6	1	1	15	-
7. Nechako	-	-	2	1	1	-	5	1
8. Northeast	-	4	3	-	2	-	9	-
Total	**188**	**45**	**13**	**51**	**8**	**40**	**389**	**44**

* Does not include 8 projects that were completed in Jan - Mar 2003
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

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British Columbia
Development Regions

1. Vancouver Island/Coast
2. Mainland/Southwest
3. Thompson/Okanagan
4. Kootenay
5. Cariboo
6. North Coast
7. Nechako
8. Northeast

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Vancouver Island/Coast Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2002) : 8.3
Economic Base : Public administration (Government), forest based manufacturing, tourism, farming, fishing

Selected Demographic Characteristics

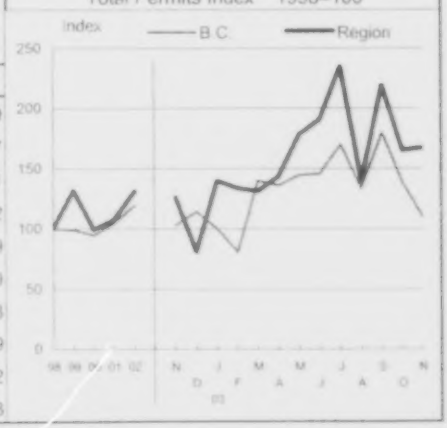
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	122.0	99.3	55.1	476.6	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.4	106.5	68.1	530.8	200.0	0.410	0.208	0.618	1981
1986	36.9	95.7	58.8	172.4	111.5	81.7	557.0	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.6	118.6	60.1	218.3	158.8	110.0	706.4	288.4	0.364	0.252	0.616	1996
2001	33.1	114.7	62.4	200.2	189.8	119.4	719.6	308.7	0.327	0.264	0.591	2001
2006	29.9	104.2	65.9	188.5	216.8	128.4	733.7	326.1	0.285	0.273	0.557	2006
2011	31.8	96.3	66.2	190.4	239.3	143.4	767.4	353.9	0.258	0.289	0.548	2011
2016	34.0	95.0	65.5	199.3	244.4	170.2	808.4	382.0	0.253	0.334	0.588	2016
2021	34.7	99.5	60.0	210.6	242.9	199.1	846.8	404.3	0.261	0.388	0.649	2021
2026	34.5	103.9	59.7	214.3	240.7	227.1	880.2	422.4	0.269	0.441	0.710	2026
2031	33.6	105.9	63.7	210.1	244.6	250.1	907.9	439.8	0.269	0.482	0.751	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	773.0	300.2	40.5	128.6	131.1	472.9	3,900
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469
YTD Nov '02	728.8	254.8	15.7	148.8	90.3	474.0	3,292
YTD Nov '03	900.2	326.1	33.0	189.5	103.6	574.2	3,798



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)

Vancouver Island/Coast Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Vancouver Isl./Coast		**713,690**	**717,997**	**718,343**	**719,914**	Esquimalt	DM	16,653	16,834	16,789	16,710
Saanich	DM	107,402	108,178	107,919	107,964	Central Saanich	DM	15,824	16,018	16,061	16,091
Nanaimo	C	75,355	76,185	76,344	76,736	Colwood	C	14,375	14,344	14,429	14,437
Victoria	C	76,515	77,361	76,987	76,387	Powell River	DM	13,558	13,550	13,480	13,407
Campbell River	DM *	29,759	29,699	29,513	29,617	Comox	T *	11,660	11,660	11,761	11,937
North Cowichan	DM	27,144	27,290	27,361	27,368	Sidney	T	11,332	11,404	11,355	11,372
Courtenay	C *	18,999	19,103	19,236	20,340	Parksville	C	10,592	10,773	10,803	10,932
Langford	DM	19,450	19,661	19,980	20,292	North Saanich	DM	10,838	10,890	10,896	10,923
Port Alberni	C *	18,530	18,515	18,350	18,235	Sooke	DM *	9,119	9,116	9,192	9,305
Oak Bay	DM	18,488	18,572	18,428	18,207	View Royal	T	7,411	7,587	7,762	7,868

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net censu undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approximately 2 km from Bella Coola. Mining permit has been offered and markets in California secured. Local consultations and rezoning approval are the next steps.

Status: Proposed
Est. Cost ($ million): 13
First Entry: Sep 2003
Project ID: 997
Start: Spring 2005
Finish: Fall 2005
Last Update: Sep 2003

Central Saanich

Tsawout Residential/Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Proposed five-phase development of reserve lands including 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multiple-family housing units on leased land. Phase 3: hotel. Plans for development at economic development phase. The access road is in place and Phase 1 is expected to start in spring 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 472
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Colwood/Langford

Olympic View Neighbourhood Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9-ha park, a 120-room hotel, 3500 sq m of office and retail space, and a new nine-hole golf course. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd. Rezoning has been approved. Development permits not yet applied for.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: Late 2003
Finish: Early 2006
Last Update: Sep 2003

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 megawatt run of river hydroelectric power project on the Ucona River near Gold River. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Project ID: 869
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Gold River

Gold River Power Project
Green Island Energy Ph: (780) 412-3400
Proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. Proponent registered to bid in the BC Hydro call for tenders for a Vancouver Island power contract. Selection process expected to be concluded in Aug 2004.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 791
Start: Spring 2005
Finish: May 2007
Last Update: Dec 2003

Ladysmith

Granby Harbour
Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into the existing town grid system and preserve historical aspects of the coal mining era. To include: 100 fixed rooms and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multifamily and single family living units, a graduated retirement community, a small convention centre of 300 seats, restaurant/lighthouse, yacht club, marina. A master plan is complete. Stabilization and reclamation of Slag Point and harbour awaiting federal, provincial and municipal approval. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel). Approval of permits pending. Some components will be sold to developers to build. Architect: Paul Merrick Architects.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2000
Project ID: 13
Start: Spring 2004
Finish: Summer 2014
Last Update: Jun 2003

Langford

Lavender Town Square Ph: (250) 474-6919 (Langford)
Three buildings at 817, 825 and 837 Goldstream will provide 60 seniors assisted living suites and approx 140 live-work units. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1000
Start: Jan 2004
Finish: Spring 2004
Last Update: Dec 2003

Langford

Lakeview Estates (Lakewood Neighbourhood),
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000-sq ft town home/condo and single-family development in 923 units, 17,500 sq ft of commercial space and park and school space at 1220 Parkdale Drive. The project was approved in principle Nov 2003 with final approval expected early 2004. Site servicing will then take 12 to 18 months to complete. Engineer: 1st Team Engineering Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 550
Start: Summer 2005
Finish: 2009
Last Update: Dec 2003

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1. Vancouver Island/Coast

Langford

Oakcrest Park Estates - Mixed Use Residential Development/Hulls Field
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000-sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd/3024 Glen Lake Rd (Hull's Field). Bylaws are now in place and the master agreement is expected to be complete Jan 2004. Sewers must be built prior to construction start which is expected Summer 2004. Architect: E. Barker Architect.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 545
Start: Summer 2004
Finish: 2006
Last Update: Dec 2003

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: 474-3167 (Metchosin)
A golf course and lodge is proposed. Zoning is complete and the development permit application will be submitted some time in early 2004.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1026
Start: Spring 2005
Finish: Late 2006
Last Update: Dec 2003

Nanaimo

Vancouver Island Conference Centre
City of Nanaimo Ph: (250) 755-4429
Public-private partnership proposals being invited from firms or consortiums interested in developing a new hotel and conference centre (providing 38,000 sq ft of meeting space as well as other ancillary uses) to be located in the downtown core of the City. Front Street Projects' (majority owner InSight Holdings) proposal to redevelop the old Malaspina Hotel into a conference centre and 169 room hotel has been withdrawn. The city still intends to pursue the project.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Sep 2001
Project ID: 760
Start: Jan 2005
Finish: Mar 2006
Last Update: Dec 2003

Near Nanaimo

Terasen Vancouver Island Gas System Upgrades
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal, as an alternative to the Vancouver Island Generation gas electricity project, is to develop a Vancouver Island Liquefied Natural Gas (storage) facility and add to the pipeline distribution system. Preliminary details were presented to recent BC Utilities Commission hearings on the Vancouver Island Generation project (see separate entry of that name in Nanaimo). Very preliminary.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2003
Project ID: 972
Start: ?
Finish: ?
Last Update: Sep 2003

Parksville

Parksville Resort
Pacific Beach Investments Ph: (250) 248-6144 (City of Parksville)
The proposed multi-use development is proposed for the site where the Island Hall Beach Resort currently stands. The plan for Phase 1 is a resort-hotel with conference facilities, a spa and pool while Phase 2 plans are for four-storey and a nine-storey residential building as well as a restaurant. The rezoning application was submitted Dec 2003.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Late 2004
Finish: 2011
Last Update: Dec 2003

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 metres in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 metres above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. This proposal is very preliminary.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2007
Finish: 2008
Last Update: Jun 2003

Port Alberni

Eagle Rock Materials Project
Eagle Rock Quarry
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit an area in the Port Alberni Inlet, with a 100 year mine life. Project will supply gravel to the California market. Environmental assessment approval issued Sep 17 2003. Process for seeking financing underway.

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: Summer 2004
Finish: Fall 2005
Last Update: Sep 2003

Port Alberni

Port Alberni Aluminum Smelter
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
A feasibility study was completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors.

Status: Proposed
Est. Cost ($ million): 1400
First Entry: Dec 2000
Project ID: 710
Start: Summer 2009
Finish: 2011
Last Update: Sep 2003

Port Alberni

Port Alberni Cogeneration Plant - Norske Canada
Norske Canada Ph: (604) 654-4000
Proposed construction of a 350 Gwh gas-fired power plant. Norske propose to install co-generation turbines at the three Vancouver Island pulp mills. The proposed project(s) were included in Norske's registration for bidding in BC Hydro's Vancouver Island Call for Tenders in Nov 2003. The bidding process will conclude in Aug 2004.

Status: Proposed
Est. Cost ($ million): 420
First Entry: Dec 1997
Project ID: 22
Start: ?
Finish: ?
Last Update: Dec 2003

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 581-8165
Proposed 58 Megawatt wind power project on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2003
Project ID: 975
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2003

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 717-6401
Up to 750 megawatts in wind parks holding 250 wind turbines which may be located on several sites being researched on Vancouver Island. Land and Water BC have approved 6 sites for temporary wind monitoring towers and 3 sites are currently under review. Capital cost is for the first 50 wind turbines. Proponents registered to bid in the BC Hydro call for tenders for a Vancouver Island power contract. Selection process expected to be concluded in Aug 2004.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Jun 2002
Project ID: 813
Start: Spring 2005
Finish: May 2007
Last Update: Dec 2003

Saanich

Highway 17 Upgrades
Ministry of Transportation Ph: (250) 387-7740
Proposed addition of several interchanges and upgrades to the Pat Bay Highway for the 25 km portion linking the Swartz Bay ferry terminal to Victoria. Very preliminary based on a report prepared by Earth Tech (Canada).

Status: Proposed
Est. Cost ($ million): 112
First Entry: Mar 2002
Project ID: 795
Start: ?
Finish: ?
Last Update: Sep 2003

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2-ha site at 773 Cordova Bay Rd. Architect: Number Ten Architect Group. Subdivision application remains pending for boundary adjustment. No development will occur on the site until 2004.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: Spring 2004
Finish: Summer 2006
Last Update: Sep 2003

Sooke

Sooke Sewage Treatment Plan
District of Sooke Ph: (250) 642-5155
Sewage collection system and a wastewater treatment plant for the Sooke community. A public-referendum held in Dec 2003 resulted in support of the project.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2003
Project ID: 946
Start: Summer 2004
Finish: Fall 2005
Last Update: Dec 2003

Sooke

Silver Spray Resort
Michael and Roxanne Thornton Ph: (250) 681-3565
Proposed 174-acre, 85 suite hotel/lodge, 127 single family homes, 9 hole golf course and 115 berth marina. Project is zoned and seeking financing.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 1999
Project ID: 677
Start: Summer 2004
Finish: 2010
Last Update: Dec 2003

Victoria

Camosun College - Institute of Sport
Pacific Sport and Camosun College Ph: (604) 730-7228
The proposed sports complex would include a triple gymnasium, lit all-weather playing fields, a 5,000 seat stadium and athletes residences. Applications have not yet been made to the city. A Request for Proposal was issued in Dec 2003 for a feasibility study to be performed.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1027
Start: Late 2004
Finish: 2009
Last Update: Dec 2003

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2004
Finish: 2007
Last Update: Dec 2003

Victoria

Vacation Ownership Club
Pearson Group, The Ph: (250) 468-7121
A vacation ownership club development in downtown Victoria at Humboldt and Blanshard includes approximately 135,000 sq ft of suites and commercial space including 141 bedroom units, a gourmet market, restaurants and a spa.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 881
Start: Early 2004
Finish: Early 2005
Last Update: Dec 2003

Victoria

Residential Towers Songhees
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10 , 11 and 13 storeys and series of townhouses totalling 597 units. Rezoning and development permits are in place. Architect Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Early 2004
Finish: Fall 2010
Last Update: Dec 2003

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Victoria

University of Victoria Expansion
University of Victoria Ph: (250) 721-6139
A new 7,800-square-metre engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full time places by the year 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Provincial government approved funding.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Dec 2002
Project ID: 845
Start: Summer 2004
Finish: Fall 2005
Last Update: Mar 2003

Victoria

Hotel and Residential Complex
GMC Projects Ph: (250) 389-2662 (Architect)
Proposed seven storey hotel-condominium complex bordered by Pandora Avenue and Fisgard Street. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528-532 Pandora Ave which will be restored and integrated into the complex. The project will include two buildings - a seven storey, 99 room hotel facing Pandora Street, and a six-storey residential building containing 78 condominiums, facing Fisgard Street. Development permit has been approved but there is no indication when the project may proceed.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 778
Start: ?
Finish: ?
Last Update: Sep 2003

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Redevelopment of the Belleville Street terminal at Victoria's inner harbour which currently accommodates four ferry lines (Coho, Clipper, Star and Express). Plans are for a 45,000-sq ft, three storey terminal to include a two-storey Canada Customs and tourist services building, an underground vehicle area for cars boarding the Coho ferry and a 10,000-sq ft commercial space. Land is rezoned. Design guidelines have gone to the Advisory Design Panel. A development permit application is approved. Once design guidelines are complete, the Provincial Capital Commission is expected to request proposals for a public/private partnership for the development. Construction will be in phases and only during the winter months to minimize disruptions to summer tourism. Project under review by provincial government.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 1999
Project ID: 548
Start: ?
Finish: ?
Last Update: Sep 2003

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage-treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. There are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: 2015
Finish: 2017
Last Update: Dec 2003

Zeballos

Zeballos Lake Hydro Project
Pacific Rim Power Corp. Ph: (604) 576-3175
Run-of-river power project near Zeballos to generate approximately 22 megawatts of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2003
Project ID: 1010
Start: Summer 2004
Finish: Spring 2006
Last Update: Sep 2003

STATUS: ON HOLD

Duncan

Georgia Strait Crossing Natural Gas Pipeline
Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41-cm-diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. The National Energy Board and the US Federal Energy Resources Commission approved the pipeline. Capital cost is for the 60-km Canadian portion. This project is linked to the Vancouver Island Generation Project (see Natural Gas Electricity Plant - Nanaimo).

Status: On hold
Est. Cost ($ million): 130
First Entry: Sep 1999
Project ID: 623
Start: ?
Finish: ?
Last Update: Dec 2003

Langford

Langford Power Centre
Alliance Blue Corporation Ph: (250) 474-6919 (Langford City)
Proposed development of a 350,000-sq-ft shopping centre with parking for 1500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Road from McCallum Road to Treanor Avenue as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Website: www.alliancebluecorp.com

Status: On hold
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: ?
Finish: ?
Last Update: Dec 2003

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000-sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Drive, the lake and E&N Railway line. Rezoning completed. Bas Smith Architecture Inc. is the architect for the townhouse units. Property is for sale.

Status: On hold
Est. Cost ($ million): 36
First Entry: Sep 1997
Project ID: 15
Start: ?
Finish: ?
Last Update: Sep 2003

Nanaimo

Vancouver Island Generation Project
BC Hydro Ph: (604) 528-1600
Up to 295-MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a pulp mill site at Duke Point. The proposed Georgia Strait Crossing (GSX) natural gas pipeline which is associated with this project (see separate entry) has been approved by the National Energy Board. The BC Utilities Commission ruled (Sep 8, 2003) that the proponent must first seek other lower cost alternatives to providing power on Vancouver Island. A call for proposals for firm power over 25 MW was issued on Oct 31, 2003 and 23 bidders have registered. This project received its Environmental Assessment Act approval on Dec 17, 2003 and will either proceed as a BC Hydro project, be sold to another developer, placed on long term hold, or cancelled.

Status: On hold
Est. Cost ($ million): 380
First Entry: Jun 2000
Project ID: 663
Start: ?
Finish: ?
Last Update: Dec 2003

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 1999
Project ID: 606
Start: 2006
Finish: 2008
Last Update: Sep 2003

Salt Spring Island

Channel Ridge Village
Property Team Inc. Ph: (250) 384-2400 (Architect)
Village containing 75,000 sq ft of commercial space and residential settlement of 577 homes (developed in clusters of medium-density) on a 90-acre site. Architect: de Hoog D'Ambrosio Rowe Architects. Project has been on hold but may be reactivating.

Status: On hold
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 28
Start: ?
Finish: ?
Last Update: Sep 2003

Salt Spring Island

Salt Spring Island Village Resort
Saltspring Island Village Resorts Ph: (250) 537-2711 (Islands Trust)
Time-shared accommodation to contain 123 units at 315 Robinson Road. Common building contains a pool, meeting rooms and other facilities. First 50 units and lodge started with framing completed but project is currently on hold.

Status: On hold
Est. Cost ($ million): 14
First Entry: Sep 1997
Project ID: 56
Start: 1996
Finish: ?
Last Update: Sep 2003

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: 1) renovation of the Grant Building, a 5760 sq m National Heritage Designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is complete. The second project which is on hold is a new Living/Learning Centre, an 8000 sq m building containing 180 student residences, lecture halls, seminar rooms, faculty offices, and other services on a 3 acre site. Architect: Williams + D'Ambrosio Architects.

Status: On hold
Est. Cost ($ million): 15
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: ?
Last Update: Sep 2003

Victoria

Conventional Ferries Construction
BC Ferries Corporation Ph: (250) 381-1401
As many as three major ferries could be replaced over the next 10 years. A strategic plan was developed in spring 2001 which identified when to replace the ferries and what the appropriate type of replacement vessel would be. On hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Mar 1998
Project ID: 400
Start: ?
Finish: ?
Last Update: Sep 2003

STATUS: CONSTRUCTION STARTED

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2800 homes) development on 250-ha site on Metchosin Road over 20 years. Phase 1 includes 646 single units, duplex homes, and townhouses. Later phases will include town homes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase I are The Hatley and The Delora. They are completely serviced and all lots are sold. Construction has begun on Phase 1A : The Woods which will have 119 lots, 3 duplex lots and 103 town homes. The construction of the school is not yet definite. Primary planning consultant: Cityspaces Consulting.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 7
Start: Mar 2000
Finish: 2020
Last Update: Sep 2003

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Courtenay

Mt. Washington Ski Resort
Mt. Washington Ski Resort Ph: (250) 338-1386
Several projects completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. A hotel with 60 units is in planning stages - construction to start in 2004. A proposed firehall/public works building to begin in Summer 2004. Bear Lodge is available for pre-construction sales and will start construction Spring 2004. Approval is being sought for a new lift in the north McKay lake area. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and equipment maintenance area, a Stadium Oval as well as plans for a building to provide hostel-style accommodations. 45 kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 45
Start: Summer 2000
Finish: 2009
Last Update: Dec 2003

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Three projects are in progress: 1) $35 million Colwood Refueling Facility started in Dec 2001 was awarded to North American Constructors Ltd and will be completed by Sep 2004, 2) $14.5 million Naval Officers Training Centre design-build started in Aug 2003 was awarded to Westeinde Construction Ltd and to will be completed by Aug 2004, 3) $46 million Fleet Maintenance Facility - Cape Breton started in Aug 2003 was awarded to Monad Constructors Ltd to be completed by Jul 2005. Information on other major projects is expected in mid-2004.

Status: Construction started
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 12
Start: Jan 1999
Finish: 2007
Last Update: Dec 2003

Langford

Bear Mountain Golf Resort
LGB9 Dev. Corp Ph: (250) 474-7344
28 phase residential development (2200 homes) to include two Jack Nicklaus golf courses and clubhouse over 10 -12 years. The first golf course is complete. The first three residential phases have been presold and Phase 1 started Sep 2003. The second golf course site is currently being cleared. Website: www.bearmountaingolf.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 841
Start: Mar 2002
Finish: 2014
Last Update: Dec 2003

Langford

Westwind Plaza Ph: (250) 478-3121
Six buildings with total of 9896 sq m of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Architect: Moore Paterson Group. Phase 1: Beer & wine store is complete. Phase 2: 35,000-sq ft development including 125-seat restaurant, 125-seat pub and 8000-sq ft commercial/retail space (construction complete), nightclub and cabaret completed Jul 2001. Two commercial/retail buildings are currently under construction and will be complete early 2004.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 1999
Project ID: 562
Start: Late 1999
Finish: Early 2004
Last Update: Dec 2003

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
Ongoing construction program has completed a five-storey (approx. 60,000 sq ft) applied sciences/training & education centre, a heavy-duty construction shop and physical plant, and seismic upgrading and expansion of two cafeterias. Construction of an office building for the International Program was completed in Jul 2003. An expansion of the Library was awarded Sep 2003 to Knappett Construction and is expected to complete Fall 2004. Construction of centre for shellfish research will begin early 2004. An RFP to construct student residences is currently in the planning stage.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Jun 2000
Project ID: 675
Start: Jan 2001
Finish: Early 2005
Last Update: Dec 2003

Nanaimo

Nanaimo Regional General Hospital - Acute Expansion Phase II.
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Construction contract awarded to: Bird Construction. Website: www.viha.ca

Status: Construction started
Est. Cost ($ million): 29
First Entry: Sep 1997
Project ID: 18
Start: Oct 2003
Finish: Jun 2005
Last Update: Dec 2003

Nanoose

Pacific Shores Nature Resort
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totaling 170,000 sq ft to be constructed in phases. Completed 76 units consisting of 64 timeshare and 12 wholly-owned units. An additional 18,000 sq ft will include a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 2003. The next phase is approximately 30 two bedroom units.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 20
Start: Spring 1998
Finish: Late 2004
Last Update: Dec 2003

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 completed. Stage 6: The construction of the departure and passenger check-in area has been approved and will begin construction May 2004 for a Nov 2004 completion. The final phase is valued at $11.2 million. Architect: Moore Paterson Group. Project Manager: Durwest Construction Ltd.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 1999
Project ID: 563
Start: Late 2000
Finish: Nov 2004
Last Update: Dec 2003

Oak Bay

Carlton House Seniors Residences
Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted living condominiums in 88 units at Oak Bay Ave and Elgin Street.

Status: Construction started
Est. Cost ($ million): 14
First Entry: Dec 2002
Project ID: 852
Start: Jul 2003
Finish: Summer 2004
Last Update: Dec 2003

Saanich

5300 Cordova Bay Road Residential/Commercial/ Golf Course Development
Jawl Industries/McArthur Park Estates Ph: (250) 475-1775 (Saanich Municipality)
215-unit residential buildings, 1100-sq m commercial space, and nine-hole golf course on 15 ha at 5300 Cordova Bay Rd. The residential development consists of 12 separate complexes. Four buildings are complete and two townhouse complexes were completed Aug 2003. The golf course and club house are complete. A townhouse/condominium building of 58 units is currently under construction. There is currently no schedule for the remaining 5 buildings.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 26
Start: 1998
Finish: 2006
Last Update: Dec 2003

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Road. Plans include a 3,000 sq ft day-care and an elementary school. Construction of single family units is underway.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 834
Start: Sep 2003
Finish: 2007
Last Update: Sep 2003

Ucluelet

Ucluelet Mixed Use Development
Elke Loof-Koehler
Ph: (250) 726-7744 (Alberni-Clayoquot Regional District
Proposed multi- use development on 40 hectares of waterfront in Ucluelet will include 200 townhomes, a pub, a major hotel, a wellness center and spa and seniors home. Also included will be affordable housing and retail space. There is a provision for a pool, skate board park, and accommodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. land is 50 acres which has been sold to the company by the district. Site servicing began Summer 2003. Construction of 18 townhomes called Big Beach Estates began in late 2003. Construction will begin on the brew-pub and restaurant Spring 2005.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 2002
Project ID: 840
Start: Late 2003
Finish: Fall 2005
Last Update: Dec 2003

Victoria

Parc Residences
West Bank Ph: (250) 920-7272
A 129 unit residential tower at the corner of Wilson St. and Tyee Road is under construction. Architect: James K. M. Cheng Architects Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 967
Start: Fall 2003
Finish: Nov 2004
Last Update: Sep 2003

Victoria

Enhanced Disinfection Water Treatment Facilities
Capital Regional District Ph: (250) 474-9604
Two water treatment plants for the Victoria area to use ultraviolet light. The Japan Gulch facility is designed to treat up to 500 ML/d and will include 15 UV reactors. Charters Creek is designed to treat 11 ML/d and will include two UV reactors. Contractor: Knappett Construction Ltd.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2001
Project ID: 732
Start: Apr 2003
Finish: Early 2005
Last Update: Jun 2003

Victoria

Marriott Garden Hotel
Concert Properties Ltd. Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Garden Hotel located at 428 Humboldt St is under construction. The $34 million hotel is the first phase of the 386,000 sq ft project to eventually include a 19 storey apartment hotel. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first residential tower is currently being presold and will begin construction early 2004. The hotel will be completed in early 2004 and will include approx 5000+ sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 591
Start: Late 2002
Finish: Fall 2005
Last Update: Dec 2003

Victoria

Multi-Purpose Arena/Convention Facility
RG Properties & City of Vic Ph: (604) 298-6444
New arena to replace Memorial Arena to include up to 7500 seats. Private partner (RG Properties) is proceeding with a design-build operate package based on a 30 year agreement. Architect: ICR Architecture.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 41
Start: Summer 2003
Finish: Fall 2004
Last Update: Dec 2003

Victoria

Rail Yards Residential and Commercial Development
CN Real Estate Ph: (250) 480-7811 (Architect)
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Road) with 482 townhouses, apartments, and live/work units and 11,000 sq ft of commercial space; approximately 416,000 sq ft in total. Construction has begun on Phase I, and Phase 2 (townhomes) will begin Early 2004.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 39
Start: Apr 2003
Finish: Spring 2005
Last Update: Dec 2003

Victoria

Selkirk Waterway Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10-ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building and a Montessori school, all completed. A six storey office and a waterfront mixed-use structure including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft. high-tech building and 350 stall parkade at 401 Garbally began construction Jul 2003. A 28 suite condominium building, a 37 suite condominium building and 8 townhouses at 330 Waterfront Crescent will be complete end of Apr 2004. The next phase is a 60 unit townhouse/condo project named Cecilia Creek will begin construction Aug 2004.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 62
Start: 1994
Finish: 2006
Last Update: Dec 2003

Victoria/Capital Regional District

Hartland Landfill Improvements
Capital Regional District Ph: (250) 360-3000
Several phases of ongoing improvements including capping, landfill gas recovery, leachate management and site infrastructure at Hartland landfill. Phase 1 and 2 are complete. A gas-utilization technology contract has been awarded to MAXIM Energy Corp to generate approx 1.6 MW of electricity, is in commissioning and expected to start operation by late Jan 2004.

Status: Construction started
Est. Cost ($ million): 27
First Entry: Sep 1997
Project ID: 58
Start: 1992
Finish: Jan 2004
Last Update: Dec 2003

STATUS: COMPLETED

Nanaimo

Country Club Centre Shopping Mall Renovations
Northwest Group of Companies Ph: (604) 299-7517
Redevelopment of the existing mall to create space for four new major retailers, including Shoppers Drug Mart, Future Shop, La-Z-Boy, and JYSK Linen.

Status: Completed
Est. Cost ($ million): 18
First Entry: Mar 2003
Project ID: 926
Start: Feb 2003
Finish: Nov 2003
Last Update: Dec 2003

Mainland/Southwest Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2002) : 65.7
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

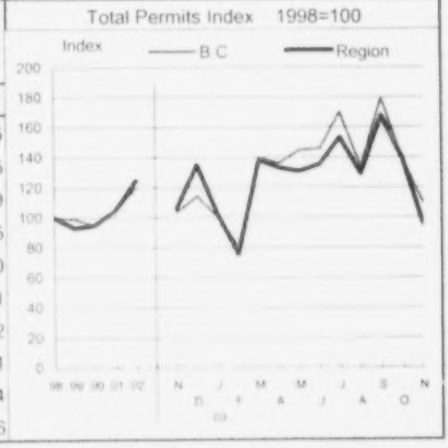
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	283.1	178.0	381.2	276.8	139.4	1,343.9	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.3	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.2	193.7	553.3	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.2	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.8	354.3	212.8	769.8	466.4	258.6	2,199.7	827.7	0.340	0.178	0.518	1996
2001	128.2	382.6	237.4	797.8	568.3	287.5	2,401.7	926.9	0.318	0.179	0.498	2001
2006	126.1	379.8	240.5	817.8	694.1	322.7	2,581.0	1,044.0	0.289	0.184	0.473	2006
2011	131.2	370.4	248.4	844.7	811.7	370.5	2,777.0	1,154.8	0.263	0.195	0.458	2011
2016	139.0	366.3	251.7	884.9	877.0	457.4	2,976.3	1,271.9	0.251	0.227	0.478	2016
2021	144.5	380.8	236.8	934.5	912.9	558.4	3,167.9	1,370.3	0.252	0.268	0.520	2021
2026	146.9	399.1	237.9	947.7	948.3	670.7	3,350.6	1,459.8	0.256	0.314	0.570	2026
2031	146.5	412.9	247.2	949.0	981.0	779.7	3,516.3	1,545.2	0.257	0.358	0.615	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

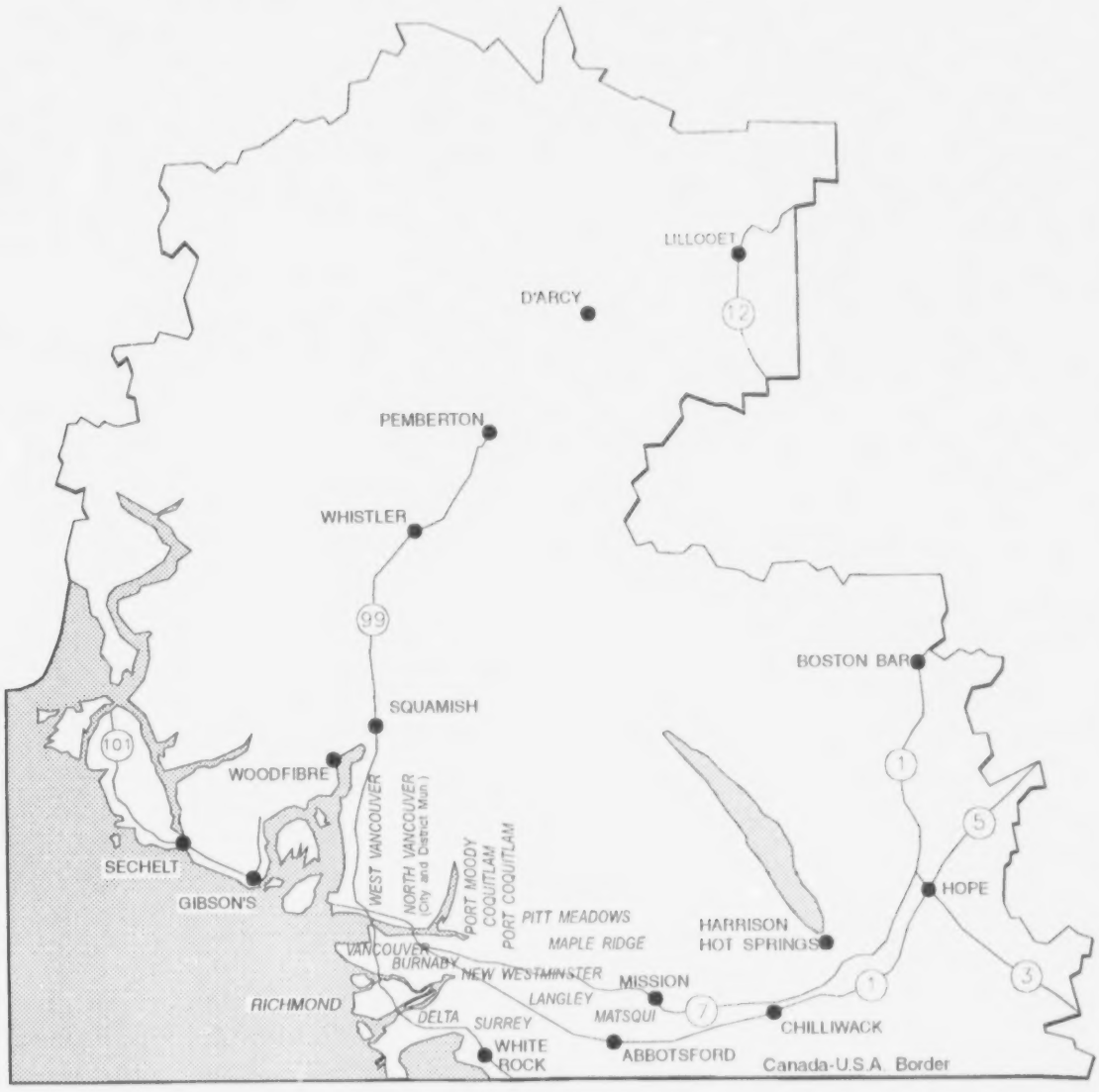
Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'men		Units
	<-- $ Millions -->						
1995	3,534.7	1,252.5	126.6	686.7	439.1	2,282.2	16,895
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,709.2	1,311.7	183.7	954.3	173.6	2,397.6	18,440
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125
1999	3,012.7	1,292.2	228.9	747.0	316.3	1,720.5	11,310
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391
YTD Nov '02	3,653.2	1,094.4	153.8	716.8	205.0	2,558.8	15,904
YTD Nov '03	3,770.8	970.2	118.5	608.0	233.8	2,800.6	15,866



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)

Mainland/Southwest Development Region



Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Mainland/Southwest		**2,346,404**	**2,382,808**	**2,417,327**	**2,445,465**	Maple Ridge	DM	64,144	65,924	68,824	71,399
Vancouver	C	563,114	569,475	568,807	568,442	Chilliwack	C	65,034	65,672	65,947	66,618
Surrey	C	353,340	363,013	378,173	390,145	New Westminster	C	57,156	57,045	57,529	59,426
Burnaby	C	198,584	202,421	203,665	205,261	Port Coquitlam	C	52,361	53,497	55,783	57,308
Richmond	C	168,280	171,520	173,545	174,201	North Vancouver	C	45,489	46,236	47,662	48,136
Abbotsford	C	118,187	120,501	124,627	127,451	West Vancouver	DM	43,027	43,228	43,042	42,867
Coquitlam	C	115,290	117,816	121,341	122,696	Mission	DM	32,403	32,638	32,688	32,894
Delta	DM	101,051	101,177	100,901	100,571	Port Moody	C	24,292	24,854	25,674	26,690
Langley, Township of	DM	90,001	90,685	90,624	91,359	Langley	C	24,413	24,673	24,517	24,577
North Vancouver	DM	85,454	85,904	85,645	85,839	White Rock	C	18,748	19,047	19,440	19,539

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net censu undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation Ph: (250) 824-2700
Replacement or reconstruction of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Road, a new four lane structure and road to link Fraser Highway and Old Yale Road, and improvements to the Fraser Highway. McElhanney Consulting Services was recently selected as the proponent. Final design being developed.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2000
Project ID: 658
Start: Late 2004
Finish: 2006
Last Update: Sep 2003

Abbotsford

Abbotsford Hospital and Cancer Centre
Fraser Health Authority Ph: (604) 556-5062
Proposed 300-bed, 55,000 sq m hospital and cancer treatment centre at Gladwyn Avenue and Marshall Road, previously known as the Fraser Valley Regional District General Hospital. Architect: Architectura. Two firms (Access Health Abbotsford with PCL and The Healthcare Infrastructure Company of Canada with EllisDon) have been selected from the initial RFP process to continue with the final proposal stage. Web site: www.fraserhealth.ca

Status: Proposed
Est. Cost ($ million): 197
First Entry: Dec 1997
Project ID: 89
Start: Late 2004
Finish: Dec 2007
Last Update: Dec 2003

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 megawatts of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Summer 2004
Finish: Spring 2006
Last Update: Sep 2003

Brittania Beach

Brittania Beach Rejuvenation
MacDonald Dev Corp/BC Mining Museum/Province of BC
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and residential component are included in the proposal to rejuvenate the site of a historic mining community. A $20 million water treatment plant is required and a small hydro-electric facility may be rebuilt.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 2003
Project ID: 1048
Start: Summer 2004
Finish: 2010
Last Update: Dec 2003

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall A main street axis and a 1300 seat food court will be added to the merged malls. Construction Manager: Ledcor Industries Ltd.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2003
Project ID: 1013
Start: Summer 2004
Finish: Spring 2005
Last Update: Sep 2003

Burnaby

Simon Fraser University - Information Technology Laboratory
Simon Fraser University Ph: (604) 291-4743
Offices and laboratory space will be provided in the new 13,550 sq m building to support initiatives in Information Technology.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Jun 2003
Project ID: 959
Start: Late 2004
Finish: Late 2006
Last Update: Jun 2003

Burnaby

Simon Fraser University - Technology and Sciences Complex
Simon Fraser University Ph: (604) 291-4743
New 8,250 sq m building for Faculty of Science and Applied Science includes office and laboratory space.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Jun 2003
Project ID: 957
Start: Late 2004
Finish: Late 2006
Last Update: Jun 2003

Burnaby

Renaissance Towers - Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30 and 32 storeys at the 4300 block of Lougheed in Burnaby to provide 370 residences. Architect: Dikeakos and Cotter Architects.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 884
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Burnaby

Simon Fraser University - Faculty of Arts Expansion
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 933
Start: Late 2005
Finish: Late 2007
Last Update: Jun 2003

2. Mainland/Southwest

Burnaby

Simon Fraser University - School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art & culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or at the SFU Burnaby campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Late 2004
Finish: Late 2005
Last Update: Jun 2003

Burnaby

Simon Fraser University
—Technology and Sciences Complex—Module 1
Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. Working drawings are currently being developed.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 931
Start: Early 2004
Finish: Spring 2004
Last Update: Dec 2003

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approximately 400,000 cu m of sediment from Burnaby Lake to allow creation of an international standard rowing course (2170 m long). Received Environmental Assessment Act approval. In discussions with province regarding funding.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: Late 2005
Finish: Summer 2006
Last Update: Jun 2003

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph: (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Highway. The first of two low-rise office buildings is completed. Rezoning is pending for second building (110,000 sq ft). Second phase may proceed in 2004.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: Summer 2004
Finish: Fall 2006
Last Update: Sep 2003

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000- to 425,000-sq. ft tower adjacent to Metrotowers I and II. Preleasing underway, major tenant being sought. No further development expected before 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: 2005
Finish: 2007
Last Update: Mar 2003

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Resorts West Ph: 1-800-541-9378
Proposed single family subdivision of 200 parcels in the Eastern Hillsides, including homes and town homes for a total of over 700 units. There are tentative plans for a tram up the adjacent mountain. The recently rezoned parcel requires servicing. www.chilliwackpartners.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: Summer 2005
Finish: 2009
Last Update: Dec 2003

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 927-3400 (City of Coquitlam)
Great Canadian Casino is planning an expansion to its existing facility to include a show lounge and a 13,000 sq ft convention centre as well as 300 additional slot machines.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1011
Start: Summer 2004
Finish: Spring 2005
Last Update: Sep 2003

Coquitlam

Gateway Project - North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route for improvements to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam to connect to the Mary Hill Bypass, across a new Pitt River Bridge and along Hwy 7 to the north end of the New Fraser River Crossing. Planning is underway. An RFP may be expected in the Fall 2004.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 938
Start: Spring 2005
Finish: 2007
Last Update: Sep 2003

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr includes a 34-storey residential tower, office building, hotel, and retail component. Project Architect: Kirkor Architects & Planners.

Status: Proposed
Est. Cost ($ million): 110
First Entry: Dec 1997
Project ID: 178
Start: Spring 2004
Finish: Spring 2006
Last Update: Dec 2003

Delta

Border Infrastructure Project - Highway 11 and Knight Street
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for a $7 million upgrade to Highway 11 at the Trans-Canada Highway, and the intersection at Vye Road, and provide $11 million for left turn bays for Knight Street at 6th, 33rd, 49th and 57th Avenues. Design contract has been awarded to UMA group. Tender for Hwy 11 will be issued in Summer 2004 with construction starting Fall 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 918
Start: Spring 2004
Finish: Late 2007
Last Update: Sep 2003

Delta

Roberts Bank Container Terminal 2 and Deltaport Expansion
Vancouver Port Authority Ph: (604) 665-9024
New container port adjacent to the existing Deltaport Container Terminal at Roberts Bank on one of four locations involving filling and dredging. Another phase, the Deltaport expansion, will be located on the southeast side of the existing port. In preliminary planning stages and will require Environmental Assessment Act approval. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2002
Project ID: 863
Start: Late 2005
Finish: Fall 2006
Last Update: Dec 2003

Hope

Cogburn Magnesium
Leader Mining International (Calgary) Ph: (250) 356-7475 (BC Environmental Assessment Office)
250,000 t/yr quarry to produce magnesium silicate and 120,000 t/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW. Proponent is assembling land parcels.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2003

Langley

Convention Centre and Casino - Square One Lands
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75 room hotel and a 65,000 sq ft casino are proposed for the Square One lands at the intersection of the Fraser Highway and Glover Road. Architect: Hewitt Kwasnicky Architects Inc.

Status: Proposed
Est. Cost ($ million): 44
First Entry: Sep 2003
Project ID: 990
Start: Jan 2004
Finish: Early 2005
Last Update: Dec 2003

Langley

Fraser River Bridge Crossing
Translink Ph: (604) 453-4500
Planned new crossing of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is the Abernethy Connector in Maple Ridge. Environmental Assessment Act approval is underway and expected to be complete Mar 2004. Requests for Qualifications responses were submitted Dec 16 2003. Website updates at: www.translink.bc.ca/frasercrossing

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 873
Start: Spring 2004
Finish: 2007
Last Update: Dec 2003

Langley

Watercolours Residential and Commercial Development
Equitas Development Corp. Ph: (604) 879-9940
Development on the 78 acre Interfor mill site on Glover Road to include 390 housing units, a 90 room hotel and recreational facilities. In approvals stage - expecting fourth reading in early 2004.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Sep 2004
Finish: Sep 2006
Last Update: Dec 2003

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000 unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval in principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Sep 2003

New Westminster

Border Infrastructure Project - Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/Queensborough bridge north interchange, $25 million for a new interchange at Howes St, and $10 million for a new interchange at 72nd Ave. The project is in the preliminary planning stage. The bridge interchange will be tendered in late-2004 with construction starting approximately mid-2005. A call for tenders to construct the detour lanes for Howes St will be tendered early 2004. 72nd Ave will be tendered early 2004 with construction in spring 2004. The design contract was awarded to Urban-Associated.

Status: Proposed
Est. Cost ($ million): 58
First Entry: Mar 2003
Project ID: 916
Start: Spring 2004
Finish: Late 2007
Last Update: Dec 2003

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New Westminster

Residential Tower
ONNI developments Ph: (604) 602-7711
Proposed 142 unit apartment high rise at 611 Carnarvon Street with approx 36,000 sq ft of commercial space.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 937
Start: Summer 2004
Finish: Spring 2005
Last Update: Dec 2003

New Westminster

The Woodlands
BC Buildings Corporation Ph: (250) 952-8500
Residential units on 63 acres, including two four storey town homes, four 16 storey high-rises and other lower buildings. The development will contain 1270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Rezoning approved and BC Buildings Corp is selling the property to Onni Developments who will begin the development in 2004 with 20,000 sq ft of commercial space and 2 high-rise towers.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Project ID: 838
Start: Summer 2004
Finish: 2007
Last Update: Dec 2003

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge are proposed, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002), $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading. Seismic upgrades will not proceed before 2005. Below Deck Coating and Safety Improvements tender closed Dec 10 2003 and is currently being evaluated.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Dec 2001
Project ID: 793
Start: Spring 2004
Finish: 2005
Last Update: Dec 2003

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study done by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, enhanced pedestrian connection between Lonsdale Quay and Lonsdale Avenue and a mixed use building. Public consultation will be held to resolve development issues at this location known as Site 8.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Sep 2003

North Vancouver

The Pier (Versatile Shipyards) Development
Pinnacle International Ph: (604) 990-4214 (City of North Van)
Located east of Lonsdale, 13 individual development parcels includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits are being processed for parcel 1 - 64,600 sq ft of commercial space, and parcel 2 - residential above commercial building for a total of 142,625 sq ft. These will be the first two parcels built with construction to begin 2004. A development permit is being processes for parcel 5 which includes a hotel with 108 rooms, a 10,000 sq ft. conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared and construction may proceed in 2004. Parcel 3 will be 91,925 sq ft residential highrise with a small amount of commercial. Parcel 4 will be an additional 181,700 sq ft residential highrise. Parcel 9 contains a heritage building and will be gifted to the city for public use. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 2003
Project ID: 963
Start: Feb 2004
Finish: Fall 2006
Last Update: Dec 2003

North Vancouver

Shopping Centre - 879 Marine Drive
Anthem Properties Ph: (604) 689-3040
Proposed shopping mall with 3 storeys (230,000 sq ft) with 6 levels of parking located at the existing Ford dealership near Capilano mall. The development permit has not been issued as of Sep 2003. Architect: Kasian Kennedy Architects.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 826
Start: Apr 2004
Finish: Spring 2005
Last Update: Sep 2003

North Vancouver

Seymour Creek Village
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft over 12 hectares of commercial and retail development. One of the big box retail outlets will be 116,000 sq ft. Project in development stage and has been approved by band council and members. The development will be done in four stages. The provincial government has approved new access off Dollarton Highway and further access improvements off Seymour Parkway. Architect: Urban Design Group Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Spring 2004
Finish: Fall 2005
Last Update: Sep 2003

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam has completed detailed design. Project was tendered Dec 16 2003 and will be awarded in Jan 2004.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 1998
Project ID: 437
Start: Feb 2004
Finish: Jun 2005
Last Update: Dec 2003

North Vancouver

The Pier (Versatile Shipyards) - Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 13 individual development parcels includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits are being processed for parcel 1 - 64,600 sq ft of commercial space, and parcel 2 - residential above commercial building for a total of 142,625 sq ft.. These will be the first two parcels built with construction to begin in mid 2004. A development permit is being processes for parcel 5 which includes a hotel with 108 rooms, a 10,000 sq ft. conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2004. Parcel 3 will be 91,925 sq ft residential high-rise with a small amount of commercial space. Parcel 4 will be an additional 181,700 sq ft residential high-rise. Parcel 9 contains a heritage building and will be gifted to the city of North Vancouver for potential development as a Museum and a sub sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Jun 1998
Project ID: 438
Start: Summer 2004
Finish: 2007
Last Update: Dec 2003

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run of river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2006
Finish: Spring 2008
Last Update: Sep 2003

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Public open house held Dec 10 2003. In final approvals stage.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: Spring 2004
Finish: Spring 2006
Last Update: Dec 2003

Pitt Meadows

Light Industrial Park Ph: (604) 465-5454 (Pitt Meadows)
An industrial park is intended to be developed at the site currently known as the airport lands. The land is currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1007
Start: ?
Finish: ?
Last Update: Sep 2003

Pitt Meadows

Sawyer's Landing
Equitas Development Corp. Ph: (604) 879-9940
Proposed development of 420 single- and multi-family homes on the Fraser River at Bonson Rd. and Fraser Industrial Way. Includes 30,000 sq ft of commercial development, a heritage-style main street and a 23-acre waterfront park. Zoning and OCP amendment approved.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 1999
Project ID: 628
Start: Early 2004
Finish: Late 2005
Last Update: Sep 2003

Port Coquitlam

Coast Meridian Overpass
Translink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 842
Start: Spring 2004
Finish: 2006
Last Update: Sep 2003

Port Coquitlam

Dominion Triangle Commercial Park
First Professional Management Inc. Ph: (604) 448-9112 (Owner's rep)
Proposed development west of the Pitt River between Dominion Street and Loughheed Highway of 600,000 - 900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Project ID: 748
Start: Spring 2005
Finish: 2010
Last Update: Sep 2003

Port Moody

Klahanie Residential
Polygon Homes Ltd. Ph: (604) 877-1131
Proposed 1025 unit development on 27 acres including town homes and apartments near Rocky Point recreation area. Project will be completed in phases. Concept design has been approved. Pre-construction sales are expected to begin in Summer 2004

Status: Proposed
Est. Cost ($ million): 225
First Entry: Mar 2003
Project ID: 385
Start: Late 2004
Finish: 2010
Last Update: Sep 2003

Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
The proposed development would include 185 condo units, 55 rental apartments and a dormitory building on the Fraser River next to the Riverport sports and entertainment complex. Amenities include a marina, waterfront plazas and public recreational walkways. After a public meeting, the project has entered the 2nd reading. Architect: Hotson Bakker Architects

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2003
Project ID: 1031
Start: Summer 2004
Finish: 2006
Last Update: Dec 2003

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17-acre site at the northeast corner of Alderbridge Way and Garden City Road to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Summer 2004
Finish: Spring 2005
Last Update: Dec 2003

Richmond

North Fraser Marine Terminal
North Fraser Port Authority Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are to be developed. Design and development by North Fraser Terminals Inc. Site preparation is complete and project is currently in permitting process.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 866
Start: Spring 2004
Finish: Early 2005
Last Update: Dec 2003

Richmond

RAV Rapid Transit to Vancouver Airport - (Canada Line)
Translink/Province of BC Ph: (604) 453-4500
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport downtown Vancouver (RAV) along Cambie Street including up to 19 stations. Three groups are bidding on the Private/public project: RAVexpress (Amec, Bouygues Travaux Publics, Bombardier), Karyo(communications)), RAVLink (Fluor Canada, Siemens Canada, First Transit Inc.), and the partnership of SNC Lavalin and Serco Ltd. The federal government agreed to provide $300 million which has allowed the RFP to be issued in Aug 2003. Submissions are due Jan 23 2004 with finalists being announced Apr 30, 2004. The successful proponent will be selected Nov 30, 2004. Construction would begin 2005 for a late 2009 completion, in time for the 2010 Winter Olympics. Website: ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1700
First Entry: Mar 2003
Project ID: 914
Start: Early 2005
Finish: Nov 2009
Last Update: Dec 2003

Richmond

Richmond Trade & Exhibition Centre
PavCo Ph: (604) 821-5470
Proposed 400,000-sq ft exhibit hall and trade mart. Target market will be large international trade and consumer exhibitions. The building will also serve as a broadcast facility for the 2010 Olympics. Site chosen is bordered by Alderbridge Way, Garden City Road and Westminster Highway. Lands must first be transferred from Federal ownership to the City of Richmond.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: 2008
Last Update: Dec 2003

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run of river hydroelectric power project on Bear Creek near Sechelt. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2003

Squamish

Squamish Downtown Revitalization
District of Squamish Ph: (604)815-5002 (District)
Plans to revitalize the downtown of Squamish will include former BC Rail lands transferred to the city Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/transportation. Public consultation during December will lead to a detailed design concept by Apr 2004 with an anticipated start in Spring 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033
Start: Spring 2005
Finish: 2007
Last Update: Dec 2003

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Industries Ltd. Ph: (604) 681-7500
Proposed 45-MW run-of-river hydroelectric development. Permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Public meeting held in Dec 2003.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715
Start: Spring 2005
Finish: Late 2006
Last Update: Dec 2003

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 878-6320
Proposed undergraduate university on a 283-acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Campus construction slated to start Apr 2004 for a Sep 2005 opening. Sale of market-housing lots is targeted for Fall 2004. Phase 1 market housing could include 135 single- and semi-detached lots and multi-family parcels. Architect: Stantec Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Sep 2000
Project ID: 694
Start: Apr 2004
Finish: 2008
Last Update: Dec 2003

Squamish

Garibaldi at Squamish Ski Resort

Garibaldi at Squamish Ski Inc. Ph: (604) 892-5539

Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600- ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2400 dwellings (single and multi-family) and 1500 hotel rooms. Master Plan was submitted April 25, 2003 for provincial approval. Environmental Assessment Act review deadline for submission of required documents extended to Jun 30, 2004. http://www.garibaldiatsquamish.com/

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119

Start: Summer 2006
Finish: 2010
Last Update: Dec 2003

Surrey

Anndale Village Shopping Centre

Chandler Development Group Ph: (604) 591-4522 (City of Surrey)

The Anndale Village Shopping mall will include 182,000 square feet and be anchored by Thrifty's foods.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 978

Start: Spring 2004
Finish: Spring 2005
Last Update: Sep 2003

Surrey

Fraser Downs Casino and Entertainment Complex

Orangeville Raceways Ph: (604) 591-4522 (City of Surrey)

Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. Council approved the plan to install 200 slot machines. Plans are to install the slot machines in a temporary facility while a new facility is being built.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 943

Start: Summer 2004
Finish: Summer 2005
Last Update: Dec 2003

Surrey

Border Infrastructure Project - Highway 10

BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941

A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Highway 10 to four-lane the segment between 122nd and 172nd Streets. Design contract for Hwy 10 was awarded to the UMA Group. Tender for Hwy 10 to be issued in summer 2004 with construction starting in the fall.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2003
Project ID: 917

Start: Fall 2004
Finish: Late 2007
Last Update: Sep 2003

Surrey

Campbell Heights Business Park

Campbell Heights Group Ph: (604) 687-1520

Campbell Heights comprises about 798 hectares (1,971 acres) of land located south of 44 Avenue, east of 186 Street, north of 18 Avenue and west of the Surrey/Langley border (196 Street). The plan includes high technology, research, office and business park uses. The city of Surrey is currently completing the planning stage for the area.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2002
Project ID: 831

Start: Summer 2005
Finish: 2009
Last Update: Sep 2003

Surrey

Hotel/ Commercial and Residential Development

Owners Rep: Goddard & Smith International Ph: (604) 691-6682

Hotel (6700 sq m), commercial complex (6400 sq m) and residential units (70 - 72) to be built in three phases at 176 St and 2nd Ave. Initial approval by Surrey was rescinded. New proposal includes retail/pub/hotel to be built in stages.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2000
Project ID: 662

Start: Summer 2004
Finish: Late 2006
Last Update: Sep 2003

Surrey

Asian Centre

Donald Pitt Ph: (604) 689- 3166 (Architect)

6-ha site at 104th Avenue between 140th and 144th Streets to include two levels of underground parking, supermarket and retail stores on first level, restaurant, food fair and retail stores on second level; entertainment facilities and offices on third and a church on the fourth level. Project is re-activating. Architect: Joe Wai Architect.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 128

Start: Late 2004
Finish: 2006
Last Update: Dec 2003

Surrey/Delta

Gateway Project - South Fraser Perimeter Road

BC Ministry of Transportation Ph: (250) 356-1566

Proposed route for improvements to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, CN Rail Intermodal facilities would involve limited access four-lane, 20-km expressway to link Highway 1 with Tsawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning is underway. RFP expected in Fall 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed
Est. Cost ($ million): 401
First Entry: Sep 1998
Project ID: 449

Start: Spring 2006
Finish: Summer 2008
Last Update: Sep 2003

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Tipella

Douglas Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Project ID: 806
Start: Fall 2005
Finish: Spring 2007
Last Update: Dec 2003

Tipella

Fire Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Project ID: 807
Start: Fall 2005
Finish: Spring 2007
Last Update: Dec 2003

Tipella

Stokke Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project was selected for BC Hydro's green power generation call for tenders (Lower Lillooet Green Energy Project - see Stokke and Fire Creeks), however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Project ID: 808
Start: Fall 2005
Finish: Spring 2007
Last Update: Dec 2003

Vancouver

1475 Howe St. Residential Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work, 29 storey tower with adjacent townhouses is proposed for 1475 Howe St. The project will be reviewed by the Urban Design Panel in Jan 2004.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1042
Start: Fall 2004
Finish: Late 2007
Last Update: Dec 2003

Vancouver

2256 West Broadway Commercial/Residential Buildings
Ph: (604) 873-7135 (City of Vancouver)
Proposal for a London Drugs, grocery store, medical offices and residential units at 2256 West Broadway (former ICBC site) went to public hearing Nov 2003.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1045
Start: 2004
Finish: 2006
Last Update: Dec 2003

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The next neighbourhood to be developed in the North False Creek Area is adjacent to the Plaza of Nations and is currently being planned, and reviewed by the Urban Design Panel.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 2003
Project ID: 1050
Start: Late 2005
Finish: 2009
Last Update: Dec 2003

Vancouver

788 Richards Residential High Rise
Millenium Development Corporation Ph: (604) 688-2300
Millennium Development have recently purchased city owned land at 788 Richards for the purpose of building a residential tower. A development permit application has not yet been processed.

Status: Proposed
Est. Cost ($ million): n/a
First Entry: Dec 2003
Project ID: 1022
Start: ?
Finish: ?
Last Update: Dec 2003

Vancouver

Home Depot - Broadway and Arbutus
Ph: (604) 873-7135 (City of Vancouver)
A proposal for a Home Depot, grocery store and residential units at 2002-2084 West Broadway (current IGA site) went to public hearing Nov 2003.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1044
Start: Sep 2004
Finish: 2006
Last Update: Dec 2003

Vancouver

Vancouver Community College Expansion - King George Campus
Vancouver Community College Ph: (604) 443-8319
The Vancouver Community College Board wishes to add 685,000 sq ft to the King George Campus through a phased development. Funding has not yet been approved by the Ministry of Advanced Education. This project is in the very preliminary stages.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1034
Start: ?
Finish: ?
Last Update: Dec 2003

Vancouver

1299 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
A preliminary development application was made in Sep 2003 to construct a 34-storey residential tower with a 4.5 storey townhouse plinth; to preserve and renovate the existing Liberty Building (1295 Seymour). Design review by the City resulted in a delay for submission of the development permit application until Apr 2004. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Sep 2003
Project ID: 1019
Start: Summer 2004
Finish: Late 2005
Last Update: Dec 2003

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Vancouver

488 Robson Street Residential Development
H. Tjoa Ph: (604) 913-8303
A 17 storey high-rise residential building is proposed for 488 Robson St. The building would include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. A complete development application has been submitted and approved on Sep 29 2003. Rezoning was completed Nov 2003. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1017
Start: Early 2004
Finish: Early 2005
Last Update: Dec 2003

Vancouver

Beulah Gardens - 2001 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299 units of housing for seniors to be developed in three phases beginning with 90 units at the east side of the site, followed by 91 units at the center of the site and finally 188 units along Rupert Street. The project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Sep 2003
Project ID: 988
Start: Jul 2004
Finish: 2008
Last Update: Sep 2003

Vancouver

East Fraserlands Development
City of Vancouver Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 10,000 people with a school, child-care facility, indoor recreation space, commercial space, parks and public open space. The area is bounded by Marine Drive, Kerr and Boundary Rd. Developers include Parklane Ventures Ltd. and WesGroup Income Properties.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Sep 2003
Project ID: 989
Start: Spring 2005
Finish: 2025
Last Update: Dec 2003

Vancouver

Hastings Park Renovation and Casino
Hastings Entertainment Inc. Ph: (604) 871-6034
A proposed renovation to Hastings Race Course and the addition of a casino with 900 slot machines is being considered. Further public consultation is likely to occur. Referral to Public Hearing deferred to Jun 2004.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Fall 2004
Finish: Spring 2005
Last Update: Dec 2003

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is investigating options for the renewal of its aging facilities in Vancouver. One of the options now being explored is consolidation into a new facility on vacant land in the False Creek Flats area of the City of Vancouver. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

Residential Development Kingsway and Knight Streets
Aquilini Investment Group Ph: (604) 669-6002
The proposed development at 1402-1436 Kingsway and 4050 Knight Street (the old Safeway site) will provide 330 units included in four residential buildings of 16, 12, 8 and 6 storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft space for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. The development proposal was approved Jul 2003 and has been referred to public hearing. Phase I, 7 and 12 storey buildings with a total of 206 units, has received Urban Design Panel support. Architect: Rositch Hemphill Architects

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 984
Start: Spring 2004
Finish: Summer 2006
Last Update: Dec 2003

Vancouver

Wal-mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A Wal-Mart store on S.E. Marine Drive at Main Street is in the design stage. The proposed Wal-Mart store is 131,400 sq ft and an additional 50,000 sq ft is proposed for other retail and restaurant space.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 983
Start: Summer 2004
Finish: Spring 2005
Last Update: Sep 2003

Vancouver

1120 W. Georgia Tower
Ian Gillespie and Benjamin Yeung Ph: (604) 873-4333 (Architect)
A 55 storey, hotel/residential tower at Georgia and Thurlow (1120 W. Georgia). Application for rezoning is underway for the tallest building in Vancouver. The 600 foot building design received approval from the urban design panel in Jun 2003 and was the subject of a public hearing on Dec 10 2003. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2003
Project ID: 942
Start: Fall 2004
Finish: Fall 2006
Last Update: Dec 2003

2. Mainland/Southwest

Vancouver

Maritime Museum - False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
The proposed Maritime Museum is to be located in an undetermined site in southeast False Creek (previously planned for Coal Harbour). The size and value of the project are not yet determined but could be in the $20 million to $50 million range.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 944
Start: ?
Finish: ?
Last Update: Dec 2003

Vancouver

Mount Pleasant Community Centre
Vancouver City Ph: (604) 263-2556
Mount Pleasant Community Centre with gym, track, day care, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). The project is in the early planning stages. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 945
Start: Summer 2005
Finish: Early 2006
Last Update: Sep 2003

Vancouver

Pintura Residential Development
Intracorp Developments Ph: (604) 801-7000
The Pintura at 1530 West Eight Ave in Vancouver includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 941
Start: Early 2004
Finish: Fall 2005
Last Update: Dec 2003

Vancouver

901 Mainland Residential Development
Wall Financial Corp. Ph: (604) 893-7136
Site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft. Proposal includes three towers (34-, 32-, and 30-storeys) with a three- to seven-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq. ft. of retail space in two units, and three levels of underground parking for 965 vehicles. Development permit application was approved in Dec 2003. Website: www.yaletownpark.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 885
Start: Spring 2004
Finish: 2007
Last Update: Dec 2003

Vancouver

Border Infrastructure Project - Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Highway 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The design contract for Hwy 15 was awarded to Focus Corporation. Hwy 15 is divided into two rural sections and a central urban section through Cloverdale. Tender for the Cloverdale section will be in early 2004 with construction beginning in the summer of 2004. The rural sections will be tendered in summer 2004 with construction beginning in the fall of that year.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 915
Start: Summer 2004
Finish: Late 2006
Last Update: Sep 2003

Vancouver

Olympic Bid - Hastings Park
Vancouver OCOG Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating and short track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 905
Start: Sep 2007
Finish: May 2009
Last Update: Dec 2003

Vancouver

Olympic Bid - Hillcrest Park Stadium Park
Vancouver OCOG Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6000 temporary spectator seats during the Olympic games and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Mar 2003
Project ID: 904
Start: Apr 2007
Finish: Aug 2009
Last Update: Dec 2003

Vancouver

Olympic Bid - E-COMM -Emergency Services and Communications Facility
Ph: (604) 408-2010
State of the art facility for coordinating communications and emergency services during the Olympic games. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 911
Start: May 2008
Finish: May 2009
Last Update: Dec 2003

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Vancouver

Olympic Bid - Simon Fraser University Indoor Speed Skating Oval
Vancouver OCOG Ph: (604) 408-2010
Development of a new long track speed skating oval which can be used after the Olympics for hockey, short track speed skating, and indoor summer sports. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 66
First Entry: Mar 2003
Project ID: 910
Start: Jan 2005
Finish: Apr 2007
Last Update: Dec 2003

Vancouver

Olympic Bid - University of British Columbia Winter Sport Centre
Vancouver OCOG Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Two ice sheets would be built, sized for the competitions and later academic and recreation purposes at UBC. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 909
Start: Aug 2005
Finish: Oct 2007
Last Update: Dec 2003

Vancouver

Olympic Bid - Vancouver Olympic Village
Vancouver City Ph: (604) 408-2010
Development of accommodation facilities for 2100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process to start Aug 2004 and conclude in Nov 2005. Contract negotiations to conclude in Mar 2006. Phase 1 construction of permanent facilities to be completed by spring 2007. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Project ID: 912
Start: Apr 2005
Finish: Sep 2009
Last Update: Dec 2003

Vancouver

UBC—Chemical/Bio Engineering (including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are to be developed in the new Chemical & Biological Engineering Building. The project has been tendered and construction is expected to begin Apr 1, 2004. Architect: Bunting Coady/Diamond Schmitt.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 893
Start: Mar 2004
Finish: Apr 2005
Last Update: Dec 2003

Vancouver

UBC - Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
New building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 896
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

UBC—Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. The feasibility study budget and project budget have been approved. The project is now moving into Schematic Design and is contingent on the North Campus Plan approval. The current phasing plan is to continually occupy the Museum. Consultants selected include Arthur Erickson, Stantec and Michael Lundholm.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 895
Start: Sep 2004
Finish: Aug 2006
Last Update: Dec 2003

Vancouver

UBC—Student Housing
University of British Columbia Ph: (604) 822-2287
Student housing development on the Food Sciences site to accommodate 2000 - 2500 graduate and undergraduate students. Proceeding with site analysis and master planning. Project to be developed in two phases with approximately 750 units in the first phase and 1200 units in the second phase. Architect selection pending approval from the board of governors Jan 2004. A P3 option is being considered.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 890
Start: May 2004
Finish: Jul 2005
Last Update: Dec 2003

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Vancouver Coastal Health Authority/Province of BC
Ph: (604) 875-5628
Public-private partnership to build a centre to coordinate outpatient services, and provide physician practice offices, medical education areas, and related activities to support 580 medical professionals and 600,000 annual patient visits. The 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. Two proposals submitted Oct 2003 are being reviewed as of Dec 2003. Proponent information is not public.
Website: www.partnershipsbc.ca

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 928
Start: Fall 2004
Finish: Summer 2005
Last Update: Dec 2003

Vancouver

UBC Library Expansion (Irving K. Barber Learning Centre)
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library, to add 200,000 new sq ft of inside floor space and 46,000 square feet of renovated floor space, fully equipped to support wireless technology both inside and out. Request for expressions of interest issued. Demolition and site preparation are underway.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 862
Start: Spring 2004
Finish: May 2006
Last Update: Dec 2003

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26 storey residential tower and 3 levels of underground parking at 1280 Richards. Site preparation underway.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2002
Project ID: 814
Start: Jan 2004
Finish: Late 2004
Last Update: Dec 2003

Vancouver

550 Bute Hotel, Apartment and Amenity Building
Amacon Developments Ph: (604) 688-0893 (Architect)
Plans are to construct a mixed use project with a 40 storey residential tower (400 ft.) containing 256 units, a small boutique hotel of 12 storeys with 60 units, as well as convert the top two floors of an existing 10-storey mixed-use/parkade building from residential to commercial. Also included is a small retail component and a public amenity space. Architect: Hewitt Tan Kwasnicky Architects Inc. Preliminary plans approved and subsequent submissions are being considered by the Urban Design Panel.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2002
Project ID: 796
Start: Spring 2004
Finish: Fall 2005
Last Update: Dec 2003

Vancouver

687 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Combined 50 storey hotel/residential tower; 29 floors with 204 residential units and a 97 room hotel adjacent to the Hotel Georgia on Howe Street. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 feet). Architect: Bing Thom Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2002
Project ID: 810
Start: Late 2004
Finish: 2006
Last Update: Dec 2003

Vancouver

955 and 969 Burrard Street - Residential Tower and New YMCA
Concert Properties Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard Street) included a 200-room residence, a 200,000 sq ft market residential building (37 storeys, proposed at the west end of the site, above the YMCA facility). Associated construction on the First Baptist Church site (969 Burrard Street and 1017-1045 Nelson Street) included seismic upgrade and/or restoration and designation of the interior, construction of 1 858 sq m (20,000 sq ft) of new affordable rental housing, a 1858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (31 storeys). Concert Properties purchased this property since the design was presented to city council. Concert are currently working on a revised plan.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 2001
Project ID: 783
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to track and additional sidings on the Canadian portion. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

The Spectrum Residential/Commercial Development
Concord Pacific Ph: (604) 681-8882
Proposed development of a 147,000-sq ft Costco store and four residential towers (see associated entry for Spectrum Residential project) with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with business, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. Development Application has been approved subject to conditions. The first residential tower of four built over a Costco store (see separate entry for Costco Development) at Georgia and Beatty Streets in a new Concord Pacific neighbourhood which is not yet named. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2001
Project ID: 749
Start: Spring 2004
Finish: Late 2006
Last Update: Dec 2003

Vancouver

Convention Centre Hotel (Burrard Landing)
Marathon Developments Inc. Ph: (604) 683-1024
800-room hotel proposal linked to, but separate from the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000-sq ft hotel at 299 Burrard received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and a 15,000 sq ft ballroom. Architect: Baker McGarva Hart Inc. Hotel would be part of the Burrard Landing area of Coal Harbour. Hotel is proceeding to development permit approvals.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: Fall 2004
Finish: Fall 2007
Last Update: Dec 2003

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Vancouver

Vancouver Trade and Convention Centre
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens. (250,000-sq ft exhibition hall, 83,000-sq ft meeting room, 50,000-sq ft ballroom 12,000-sq ft signature room and a 1500-seat l24,000 sq-ft lecture hall). Funding is in place and a call for proposals for construction expected by Spring 2004. Environmental approval is required and it is expected that construction will proceed Summer or Fall 2004. Website: www.vanconex.com/expansion/news.html

Status: Proposed
Est. Cost ($ million): 495
First Entry: Mar 2000
Project ID: 162
Start: Summer 2004
Finish: Summer 2008
Last Update: Dec 2003

Vancouver

Vancouver General Hospital Medical Technology Park
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Avenues. Project has been approved by the Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 1999
Project ID: 599
Start: Spring 2004
Finish: 2019
Last Update: Dec 2003

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings are completed at 2985 and 2955 Virtual Way. Bell Mobility call centre completed Dec 2002. Phase 2: four 4-storey buildings with a total of 460,000 sq ft. of commercial office and warehouse space are planned. The development permit was issued Nov 2003 and further applications will be made based on market conditions. Architect: Bunting Coady Architects.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1999
Project ID: 555
Start: Spring 2004
Finish: Late 2005
Last Update: Dec 2003

Vancouver

Bentall V Project
Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000
A 33-storey office-hotel tower of approximately 630,000 sq ft, with retail/service amenities at street level and expansion of underground parking capacity at 550 Burrard Street. Phase 1: 22-storey office tower with ground floor retail/office and 7 storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza started in Mar 2001 and completed late 2002. Phase 2 is the remaining 11 storeys of the tower, the retail pavilion, and a permanent plaza to start in spring 2004. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 242
Start: Spring 2004
Finish: Summer 2005
Last Update: Jun 2003

Vancouver

International Village Stage 2 (600 Abbott)
Henderson Development Ph: (604) 689-8898
Second stage of International Village development at the northern end of the former Expo site, just west of Chinatown bound by Pender, Keefer, Abbot and Taylor streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court and several restaurants and a 23-storey tower which is complete. Two high rises of 25 and 31 storeys and a 6 storey low rise in the southeast quadrant of site (Lot F) are being reviewed by the Urban Design Panel in early Jan 2004.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Dec 1997
Project ID: 210
Start: Summer 2004
Finish: 2005
Last Update: Dec 2003

Vancouver

Woodward's Building Redevelopment
City of Vancouver Ph: (604) 439-4715
Proposed development plan to convert the department store at 101 W Hastings previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the province of BC was sold to the City of Vancouver in Mar 2003. In Jan 2004, a proponent will be selected from those who submitted an Expression of Interest in Sep 2004. Website: www.city.vancouver.bc.ca

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 163
Start: Summer 2004
Finish: Summer 2006
Last Update: Sep 2003

Vancouver Area

Northeast Sector Rapid Transit
Greater Vancouver Transit Authority Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast section is planned to be in place in the next decade. Financing is approved for a $400 million portion of the project. Phase I of the Northeast Sector (NES) Rapid Transit Alternatives Project which examines the alternatives for the NES is complete. Phase 2, the evaluation stage is underway and will be complete Summer 2004. Website: Website: www.translink.bc.ca see Transportation Plans.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 992
Start: Summer 2005
Finish: 2013
Last Update: Sep 2003

Vancouver Area

UBC - University Town
University of British Columbia Ph: (604) 822-6400
Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Public forums are ongoing. The neighborhoods will include residential, commercial and institutional buildings. Neighbourhood Plans have been approved for the Mid-Campus, Theological and University Boulevard Neighbourhoods. The University Boulevard will include a below-ground transit station, relocation of the Empire Pool, rental market housing, commercial and academic space. Work is now underway in developing Neighbourhood Plans for the East Campus Neighbourhood which will include 70% rental housing and 30% market housing with new streets, parks and walkways. Website: .www.universitytown.ubc.ca

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 1008
Start: Late 2005
Finish: 2015
Last Update: Dec 2003

Vancouver To Callaghan Valley

Sea-to-Sky Highway Upgrading - Olympic Bid
BC Ministry of Transportation Ph: (604) 609-3886
Proposed new major upgrades to Highway 99 are planned as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). The current proposal is to widen the highway at various points with three and four lanes. Local consultation is on-going as part of the design process and the environment review is underway. The project extends 95 km from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 903
Start: Spring 2004
Finish: 2009
Last Update: Dec 2003

West Vancouver

Park Royal Residential Development
Millenium Development Corporation Ph: (604)925-7055 (city)
The proposed residential development at 540 - 626 Clyde Ave includes 90 units within a 5 or 6 storey building of approximately 117,000 sq. ft. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2003
Project ID: 1029
Start: Summer 2004
Finish: Spring 2005
Last Update: Dec 2003

Whistler

Olympic Bid - Whistler Creekside Resort Modifications
Intrawest Ph: (604) 408-2010
Run modifications and spectator facilities to accommodate Alpine Downhill, Super-G, and Combined Downhill and Paralympic Alpine events. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Project ID: 908
Start: Jun 2005
Finish: Nov 2007
Last Update: Dec 2003

Whistler

Olympic Bid - Whistler Nordic Centre
Vancouver OCOG Ph: (604) 408-2010
Development of approximately 50 km of new trails and facilities for biathlon, cross country, Nordic combined, ski jumping with 60 m and 90 m high jumps, and Paralympic Nordic events, to be maintained after the games for public and athlete training use. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 98
First Entry: Mar 2003
Project ID: 906
Start: Apr 2005
Finish: Jun 2007
Last Update: Dec 2003

Whistler

Olympic Bid - Whistler Sliding Centre
Vancouver OCOG Ph: (604) 408-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain, to be converted after the games for public use and for athlete training. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 53
First Entry: Mar 2003
Project ID: 907
Start: Mar 2005
Finish: May 2007
Last Update: Dec 2003

Whistler

Olympic Bid - Whistler/Callaghan Valley Olympic Village
Vancouver OCOG Ph: (604) 408-2010
Development of accommodation facilities for 2000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day to day living requirements. Approximately 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an Athlete training and accommodation centre. Design development process to conclude in spring 2006. Contract negotiations to conclude in spring 2007. The Organizing Committee of the Olympic Games has recently been appointed.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2007
Finish: Late 2009
Last Update: Dec 2003

STATUS: ON HOLD

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Conceptual plans reviewed and rezoning required. Very preliminary. No dates as to when project may proceed. Planning Consultant: Michael Rosen Planning Consultants.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: ?
Finish: ?
Last Update: Sep 2003

Burnaby

PMC-Sierra Office
PMC-Sierra Inc.
Development of 9 structures of approx 1,000,000 sq ft of high-tech office space on a six-acre site at 3100 Production Way in Lake City. Phase 1: 4 buildings approximately 600,000 sq ft. On hold indefinitely.

Status: On hold
Est. Cost ($ million): 30
First Entry: Dec 2000
Project ID: 706
Start: ?
Finish: ?
Last Update: Jun 2003

Burnaby

Halifax Street Apartment Towers
ONNI developments Ph: (604) 299-3674
Proposed 24-storey apartment tower with 171 units and 12 two-storey townhouses containing approx 310,000 sq ft and parking at 4132, 4150 and 4196 Halifax Street. Demolition of warehouses is complete. Daycare centre is complete. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 70
Start: ?
Finish: ?
Last Update: Dec 2003

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Coquitlam

Glen Drive Residential/Commercial Development
Pacific Glen Joint Ventures Ph: (604) 291-2660
A 20-storey, 230,000-sq ft, high-density residential complex with four-storey, 10,500-sq ft commercial space at 2957 Glen Drive. Architect and Owner's Representative: Chris Dikeakos Architect Inc. Two structures completed. Third structure and tower on hold.

Status: On hold
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: Jun 2005
Finish: Summer 2006
Last Update: Mar 2003

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-8204
Seismic upgrade to the 600-metre long Massey Tunnel on Highway 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. To include concrete reinforcement and river-bottom soil compaction. Seismic design is complete as of Nov 2002.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 2001
Project ID: 750
Start: ?
Finish: ?
Last Update: Sep 2003

Pitt Meadows

Swan-e-set Bay Resort
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/equestrian centre on 51 ha in Pitt Polder area, part of the 360-ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Jun 2003

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
New generation of 511 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Sep 2003

Port Mellon

LNG Peak Shaving Project
Duke Energy Inc. Ph: (604) 691-5500
Three-billion cu ft natural gas liquefaction and storage facility on the Vancouver Island Gas pipeline. Located on a 24-ha site in the McNab Creek Valley, the plant will include refrigeration, storage and containment structures, and staff accommodation buildings. Received Environmental Assessment Act Project Approval Certificate. Project is on hold.

Status: On hold
Est. Cost ($ million): 130
First Entry: Dec 1997
Project ID: 104
Start: ?
Finish: ?
Last Update: Mar 2003

Port Moody

Suter Brook Development
Concert Properties Ltd. Ph: (604) 688-9460
Proposed development on a 22-acre site containing 1000 dwellings in 13 low-rise and 3 high-rises the largest of which would be 20 stories for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Road and Murray St. Architect: Graham F. Crockhart Architect Inc. Property is rezoned. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 105
Start: ?
Finish: ?
Last Update: Mar 2003

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
New generation of 170 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in April 2003, however, the project is currently on hold.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 2002
Project ID: 858
Start: ?
Finish: ?
Last Update: Sep 2003

Richmond

Sun Tech Hotel/Commercial Complex
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11-acre site at No. 3 Road and Sea Island Way. Approximately one million sq ft of development planned. Project will not likely move forward as originally proposed and discussions are ongoing with the city as to what a new proposal may include.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1998
Project ID: 469
Start: ?
Finish: ?
Last Update: Sep 2003

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40-million funding requested for proposed Phase 3 replacement of five-storey north tower. Waiting for approval to proceed with planning. Architect: Wensley Spotowski Architectural Group. Project is not likely to be active until late 2004.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Project ID: 197
Start: ?
Finish: ?
Last Update: Mar 2003

Surrey

152nd Street High School
Roman Catholic Archdiocese Ph: (604) 683-0281
New school on a 14-acre site at 3690-152nd Street to accommodate 600 high school (grades eight to 12) students. Very preliminary.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2000
Project ID: 669
Start: ?
Finish: ?
Last Update: Mar 2003

Surrey

Guildford Business Park
Bentall Corporation Ph: (604) 640-5881
Proposed 18-acre business park at 10231 154th Street to include 450,000 sq ft of office space in five buildings. Phase 1: Building B: 3-storey 90,120 sq ft office building is at working drawings stage. Building A : 3-storey 108,045 sq ft office building is at design development stage. Building C : 3-storey 90,120 sq ft office building is at design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects.

Status: On hold
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 458
Start: ?
Finish: ?
Last Update: Dec 2003

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975-101A Ave, and 14970-101A Ave. Plans for 18, 20 and 22 storeys above-grade. Approximately 40,000 sq. m. total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project on hold indefinitely.

Status: On hold
Est. Cost ($ million): 65
First Entry: Dec 1997
Project ID: 123
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

UBC - Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project on hold pending funding. Architect: Busby Bridger & Associates/ MBT.

Status: On hold
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 897
Start: ?
Finish: ?
Last Update: Dec 2003

Vancouver

1155 West Georgia Office/Retail Tower
Cadillac Fairview Ph: (416) 598-8200
Proposed 26-storey tower containing 469,000 sq ft at 1155 West Georgia St (Georgia and Thurlow). Architect: Musson Cattell Mackey. Project on hold indefinitely.

Status: On hold
Est. Cost ($ million): 45
First Entry: Dec 1997
Project ID: 161
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

Comox Hospital Wing Replacement
St Paul's Hospital Ph: (604) 806-8536
Plans for Phase 3A are replacement of current emergency department and expansion of inpatient psychiatry beds from 28 to 55. Plan has been approved by Vancouver/Richmond Health Board and submitted to the Ministry of Health. Project is on hold while awaiting government approval , however, because of the age of the building there is a high probability of renovation at some time in the future.

Status: On hold
Est. Cost ($ million): 49
First Entry: Dec 1997
Project ID: 158
Start: ?
Finish: ?
Last Update: Sep 2003

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000-sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457 rooms, restaurants, convention space. Architects: Architectura. Zoning received. Project on hold.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 145
Start: ?
Finish: ?
Last Update: Sep 2003

STATUS: CONSTRUCTION STARTED

Abbotsford

Regional Health Centre - Matsqui Correctional Centre
Correctional Services Canada Ph: (604) 526-2764 (CJP Architects)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Architect: CJP Architects. Construction contractor: Bird Construction.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 1998
Project ID: 426
Start: Jan 2001
Finish: 2005
Last Update: Mar 2003

Burnaby

Highgate Village
Bosa Ventures Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is to be replaced with a Save-On-Foods and 4 condominium towers. The new mall started construction Summer 2003 and the existing mall will be demolished Summer 2004. The first tower, the Arcadia is to begin construction Jan 2004. A total of 700 condominium units and some townhomes will be included as well as park space.

Status: Construction started
Est. Cost ($ million): 90
First Entry: 0307
Project ID: 981
Start: Aug 2003
Finish: 2007
Last Update: Sep 2003

Burnaby

UniverCity Highlands - Intergulf Development
Intergulf Ph: (604) 291-3220
Two 8-storey terraced apartment buildings and 2-storey townhouses on Parcel 4. There will be approximately 180 residences with a broad mix of units ranging from small studio suites to larger penthouse.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 954
Start: Jun 2003
Finish: Aug 2004
Last Update: Sep 2003

Burnaby

UniverCity Highlands - Millennium Development
Millenium Development Corporation Ph: (604) 291-3220
Construction of One, University Crescent started summer 2003 on Parcels 2 and 3. The project includes 2 buildings; a four to six storey building with approximately 55 condominium suites and a 7 storey terraced building with 60 residences.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 953
Start: Jun 2003
Finish: Oct 2004
Last Update: Jun 2003

Burnaby

UniverCity Highlands - Polygon Development
Polygon Homes Ph: (604) 291-3220
Within the first phase of UniverCity Highlands, Polygon has started construction on 180 residences in 3 four storey buildings on Parcel 9. Including in the development are two level homes along University Crescent, and apartments of varying sizes.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Fall 2004
First Entry: Jun 2003 — Last Update: Sep 2003
Project ID: 955

Burnaby

5600 Thorne Avenue Business Park
Anthem Properties Ph: (604) 689 -3040
Business park for industrial and corporate tenants on a 22-acre subdivision site in the Big Bend industrial area at 5600 Thorne Ave. The site has been subdivided, serviced and paved and 2 warehouses are under construction. Two sites are still available for development.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 28 — Finish: 2008
First Entry: Mar 2003 — Last Update: Sep 2003
Project ID: 936

Burnaby

Electricity Transmission Upgrade
BC Hydro Ph: (604) 528-1600
Replacement of an aging underground electricity transmission cable (2-L33) from Horne Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. Website: www.bchydro.com

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 44 — Finish: Apr 2004
First Entry: Mar 2003 — Last Update: Dec 2003
Project ID: 865

Burnaby

The Presidia Residential Development
Bosa Ventures Ph: (604) 688-2672
Thirty storey highrise and nine townhouses including 151 units at 5145 Kathleen Ave. Website: www.bosaventures.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 30 — Finish: Dec 2004
First Entry: Dec 2002 — Last Update: Sep 2003
Project ID: 849

Burnaby

Burnaby (South East) Secondary School
Burnaby School District Ph: (604) 664-8441
Proposed new secondary school with a capacity of 1500 students on a 15 acre site. School will be located at 6969 10th Avenue. The school will be complete for the Sep 2005 school year.

Status: Construction started — Start: Dec 2003
Est. Cost ($ million): 20 — Finish: Aug 2005
First Entry: Sep 2001 — Last Update: Dec 2003
Project ID: 765

Burnaby

Madison Centre
Appia Developments Ltd. Ph: (604) 294-2742
500,000-sq ft development and 1300 parking spaces at Lougheed Highway and Halifax Street to include three towers with approximately 450 residential units. Phase 1 (East tower) completed . Phase 2: (West Tower) 25-storey tower on Buchanan Street completed summer 2002. Phases 3 and 4 are complete. Phase 5 is under construction which includes 70,000 sq ft of multi-level commercial space and a 6-storey office building. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 90 — Finish: Mar 2004
First Entry: Mar 1999 — Last Update: Sep 2003
Project ID: 526

Burnaby

Discovery Place Advanced Technology Research Centre
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and 2 development sites remain Site 12, located at the northwest corner of the 80-acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 5 storey building proposed when tenants/purchasers are found. Site 14, located in the southern portion of the 80-acre Discovery Place site, near the intersection of Sanderson Way and Willingdon Avenue has no current development plan.

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 90 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Sep 2003
Project ID: 73

Burnaby

UniverCity Highlands
Burnaby Mountain Community Corporation Ph: (604) 291-3220
Proposed creation of a mixed-use, pedestrian-oriented town site complex with 1800 residential units on 81 ha with University Drive frontage to include housing, shops, services and recreational facilities. Plans have been adopted by the city. The first phase of development will include a park, elementary school and 400 residential units at the east end of the campus. Construction started in Jul 2003 on the Cornerstone Building being developed by the SFU Community Trust - a mixed use development offering a variety of shops and other services. For related portions of the project see project numbers 953 (UniverCity Highlands - Millennium Development), 954 (UniverCity Highlands - Intergulf Development), and 955 (UniverCity Highlands - Polygon Development) Architect: Hotson Bakker Architects. Website: www.sfu.ca/bmcp

Status: Construction started — Start: Jul 2003
Est. Cost ($ million): 100 — Finish: 2012
First Entry: Dec 1997 — Last Update: Sep 2003
Project ID: 76

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 & 7368 Station Hill Drive includes seven towers of which five are complete. The next tower Villa Jardin (22 storeys, 127,740 sq ft) began construction May 2003, the final tower may be started in early 2004. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: 1997
Est. Cost ($ million): 350 — Finish: 2005
First Entry: Sep 1997 — Last Update: Dec 2003
Project ID: 68

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Chilliwack

Rogers Foods Ltd. - Pacific Division (Chilliwack)
Rogers Foods Ltd. Ph: (250) 546-8744
Proposed new 250 tonnes per day, state-of-the art flour mill. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia and to export customers in Pacific Rim countries. Contract for the major milling machinery which was awarded to OCRIM s.p.a. of Italy. Project manager is Stantec.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 875
Start: Dec 2003
Finish: Late 2004
Last Update: Dec 2003

Chilliwack

The Village at Sardis
Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The site has been approved for 700 units of single detached, town homes and apartments plus 150,000 sq ft of commercial space. By the end of 2003, 150 units are built or under construction. Phase 1, 31 single family homes is under construction. Commercial phases will follow after the residential phases are completed.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2000
Project ID: 687
Start: Summer 2002
Finish: Summer 2007
Last Update: Dec 2003

Chilliwack

Chilliwack Family Leisure Centre and Multiplex
Chilliwack Economic Partners Corp./RG Properties Ltd.
Ph: (604) 792-9311
The Leisure Centre portion of the project which includes a family leisure pool, lap pool, therapeutic pool and fitness centre, is completed. Construction is underway for the multiplex arena with a capacity of 3500 people that can be expanded in future to seat 6500 people, a second ice sheet with a seating capacity of 300 people. The multiplex will also contain other developments such as retail, restaurant and commercial facilities. The City has selected Chiefs Development Group as the proponent for the multiplex.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Jun 1999
Project ID: 583
Start: Spring 2001
Finish: Fall 2004
Last Update: Dec 2003

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Highway 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing & distribution, and office buildings. The 56-acre phase 1 construction is complete - a $15-million, 75,000-sq ft laboratory and manufacturing centre on 10.5-acre site. Soprema Roofing Products has completed construction to expand their storage area doubling the size of their existing facility. Oak West has completed a 100,000-sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5000-sq ft commercial facility. Website: www.chilliwackpartners.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1998
Project ID: 484
Start: Oct 1998
Finish: 2018
Last Update: Dec 2003

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development at 1335 Pinetree Way of 650 units in townhouses and 4-storey apartment buildings to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1 (Trillium): 115 units in two storey 4 storey buildings and Phase II (Whisper Ridge) with 3 and 4 bedroom townhomes are currently under construction and the latest phase, the Tamarisk apartment building started fall 2003.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 784
Start: Summer 2002
Finish: Summer 2005
Last Update: Dec 2003

Coquitlam

Coquitlam Centre Mall Expansion
Morguard Investments Ltd. Ph: (604) 681-9474
Approx 250,000-sq ft expansion includes new parking deck and a renovation of 134,000 sq ft of Coquitlam Centre mall at 2929 Barnet Ave. To include four large-format stores, 50 smaller retail stores, and a food court. Main buildings completed and retrofit of old Eaton's building started demolition and construction phase May 2003. Architect: Architectura Planning. General contractor: Stuart Olson Construction Inc.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 1999
Project ID: 533
Start: Spring 2000
Finish: Summer 2004
Last Update: Sep 2003

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments around 66th and 68th Ave and 206th and 202nd Street. The Amberleigh, a 4 phase, 186 town homes development is complete. The Steeplechase, 88 town homes, is under construction. The third development of 130 homes will start in early 2004. Architect: Ramsey Worden Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 1998
Project ID: 481
Start: Summer 2002
Finish: Late 2004
Last Update: Dec 2003

Langley

200th Street Highway Interchange
BC Ministry of Transportation Ph: (604) 795-8201
Under partnership arrangement with Langley and developer BA Blacktop, an interchange is being built at 200th Street and Highway 1. BA Blacktop is also planning to make substantial investments in commercial facilities at the interchange.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 1997
Project ID: 85
Start: Summer 2002
Finish: Jun 2004
Last Update: Sep 2003

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 660-8397
Ongoing upgrades to the Sea-to-Sky highway are underway, e.g. 21 km of paving were completed in summer 2002 and 7 km from Culliton Creek to Cheakamus Canyon is being expanded to three lanes and being resurfaced. Construction is underway with scheduled completion in 2005. See the Olympic Bid - Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 182
Start: Jun 2001
Finish: Jun 2005
Last Update: Dec 2003

Maple Ridge

Maple Ridge Town Centre Redevelopment
Maple Ridge District/Voth Brothers Developments Ltd.
Ph: (604) 463-5221
Development of 3.2-ha site at 11995 Haney Place to include 150-room hotel, 500-seat performing-arts centre, library and office tower, municipal hall and leisure centre. Phase 1 (100,000 sq ft. office tower and library) construction completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) complete and Phase 2 (500 spaces) complete. Phase 2: Expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) 500 seats is substantially complete and occupied. Phase 4: Hotel construction date to be announced.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 1998
Project ID: 478
Start: Jan 2000
Finish: 2006
Last Update: Sep 2003

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd Street. Wal-Mart store (132,000 sq ft) opened Nov 2003. Phase 2 buildings are scheduled to start construction in summer 2004.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Mar 2003
Project ID: 876
Start: Apr 2003
Finish: Mar 2004
Last Update: Dec 2003

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise tower are planned at 1500 Quayside Drive. The first, a 238 unit high rise condominium tower, started construction in Mar 2003. The second tower is to be built based on market conditions. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 2003
Project ID: 883
Start: Mar 2003
Finish: Mar 2006
Last Update: Sep 2003

New Westminster

615 Hamilton Street Apartments
Appia Developments Ph: (604) 294-2742
Proposed development of a 20-storey, 140-unit apartment building at 615 Hamilton St. and 740 & 760 Sixth St. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 782
Start: Summer 2003
Finish: Early 2005
Last Update: Sep 2003

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3000 residents on the eastern section of Lulu Island on a 65-acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 town homes, 400 condominiums, parks and trails. This will be a phased development over six to seven years. Construction is starting on 91 single family homes in Summer 2004. Architect: Ramsay Worden Architects Ltd.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 1997
Project ID: 93
Start: 1997
Finish: 2004
Last Update: Dec 2003

North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 hectares of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1: two buildings of approx. 35,000 sq ft; are completed (Van Electric Box and Suntech Optics). Phase 2: Hotel, retail development and marina to be developed in future. A private high school (Bodwell International High School) was completed in Sep 2003 with approx 63,000-sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Jun 1998
Project ID: 422
Start: Spring 2000
Finish: Late 2005
Last Update: Sep 2003

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North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761
Proposed six-block development area comprised of 15 development sites (owned mostly by the North Vancouver City) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third Street, St George's Avenue, Chesterfield Avenue and Esplanade. West View Homes a 12-storey high rise apartment building on Site 4 is complete and a four-storey wood frame apartment building for Site 6 is complete. Fairmount Pacific are the developers of Sites 5A & B. On Site 5 construction of "TIME" is underway - two 120- foot towers with a total of 268 apartment units with some townhouses on 1st Street. Architect for sites 5A and B is D. Buttjes. Also under construction on site 5 is a 34,000 sq ft multi-purpose community centre with facilities for seniors and youth which is expected to be complete Spring 2004. There will also be 20,000 sq ft of retail space aside from the IGA which will be a 20,000 sq ft grocery store on Site 5. Site 3a at 151 W 2nd has been sold to Seagate Properties Ltd. who are likely to start construction Jan 2004 on a 20 storey highrise with adjacent townhomes. Under construction on Site 2 is a 12 storey, 117 unit residential building named One Park Lane by the Millennium group. The City will be marketing its lands over the next 5 to 10 years. Ressassment of the development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12) will begin early 2004.

Status: Construction started
Est. Cost ($ million): 140
First Entry: Mar 1998
Project ID: 355
Start: Summer 1999
Finish: 2010
Last Update: Dec 2003

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has started construction. A conventional design build project includes a 1800 ml/day filtration plant, twin tunnels , 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. The detailed design of the energy recovery project was awarded to Knight Piesold Consulting and tunnelling has begun. The filtration plant will begin construction in spring 2004. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started
Est. Cost ($ million): 450
First Entry: Sep 1997
Project ID: 83
Start: Sep 2003
Finish: 2007
Last Update: Sep 2003

Pemberton

Rutherford Creek Water Power Project
Rutherford Creek Power LP Ph: (604) 633-9990
Proposed 45+ megawatt run-of-river electricity project six km south of Pemberton on Hwy 99. Commissioning to commence in early spring 2004. Construction contractor: Peter Kiewit Sons.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Jun 2000
Project ID: 667
Start: Sep 2002
Finish: Apr 2004
Last Update: Dec 2003

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park to be built on former CP Rail land in 2-3 phases. Phase 1 proposal is for a 250,000 sq ft Western Grocers distribution centre.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Sep 2002
Project ID: 829
Start: Oct 2003
Finish: 2005
Last Update: Dec 2003

Pitt Meadows

Mayfair Place Shopping Centre
ONNI developments Ph: (604) 602-7711
Retail commercial development consisting of two phases in 19900 block of Lougheed Hwy. Phase 1: 450,000-sq ft. Phase 2: 70,000 sq ft. Canadian Superstore will begin construction Fall 2003.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Jun 2001
Project ID: 741
Start: Jan 2003
Finish: Summer 2004
Last Update: Sep 2003

Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at Ungless, Guildford and Ioco Road. Architect: Perkins & Co. Architecture & Urban Design. Several phases completed. Phase 8: The Belcarra is 75 units in a low-rise wood frame building completed in Mar 2003. A 143 unit high-rise, the Sinclair has started construction, to be completed by mid 2004. Phase 7, a tower at 290 Newport is expected to begin Spring 2004.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 188
Start: 1995
Finish: Late 2005
Last Update: Sep 2003

Richmond

Townhouse Development
AH Ten Holdings Ph: (604) 895-0437
Development of 98 townhouse units at 6300 Birch Street, 9760 Ferndale Road and 9771 Alberta Road (DP 02-221259).

Status: Construction started
Est. Cost ($ million):
First Entry: Jun 2003
Project ID: 952
Start: Aug 2003
Finish: Late 2004
Last Update: Dec 2003

Richmond

BridgePoint Development
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Proposal to convert the vacant BridgePoint market into a 300 slot machine casino, hotel and other entertainment facilities. Included will be two towers, a 220 room hotel, 650 seat dinner/theatre, spa, and a marina. The first phase is the casino and balance of the development will follow.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 877
Start: Summer 2003
Finish: Spring 2005
Last Update: Dec 2003

Richmond

Imperial Landings

ONNI developments Ph: (604) 602-7711

Development at 4320 Moncton St. of retail space (approx 30-50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45-55,000 sq ft) and 700 mix of townhomes, condominiums and single-family homes on approx 21 hectares. The waterfront park and boardwalk were completed Mar 2003. Riverfront condominiums, townhouses and single family homes are under construction. An application has been made to convert the old BC Packers office building to new use as private school (Steveston Academy) and is currently under review. The Village condominiums and homes will begin construction January 2004 and complete January 2005. A fourth area, The Maritime mixed use area by the water is currently under review for permit.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Sep 2001
Project ID: 769

Start: Sep 2002
Finish: 2005
Last Update: Dec 2003

Richmond

Riverside Business Park

Opus Building Canada Inc. Ph: (604) 948-0023

20-acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes 138,000-sq ft self-storage building. Opus completed the 23,000 square foot Today Trading facility. Arkon Technologies completed their 26,000 sq ft research & development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass have completed their office and manufacturing facility. A 25,000 sq ft building is planned for lot 15. The remaining four lots can accommodate from 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 707

Start: Aug 2002
Finish: 2007
Last Update: Sep 2003

Richmond

Vancouver International Airport Expansion

Vancouver Airport Authority Ph: (604) 276-1447

Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Domestic departures terminal renovation ($52 million) completed in Jun 2002. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, was approved May 29 2003 and is expected to complete summer 2005. A proposed $30 million upgrade to the south airfield is being tendered and construction is expected to start Jun 2004.

Status: Construction started
Est. Cost ($ million): 1000
First Entry: Jun 1999
Project ID: 578

Start: Apr 2000
Finish: 2010
Last Update: Dec 2003

Richmond

Richmond Senior Secondary School

School District 38 (Richmond) Ph: (604) 668-6000

Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1200-students. Construction of new school was completed Dec 2003 and will be occupied January 2004. The demolition of old school and construction of new playing fields to be performed Dec 2003 through Apr 2004. Architect: Advanced Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 475

Start: Summer 2002
Finish: Apr 2004
Last Update: Dec 2003

Richmond

Aberdeen Mall Expansion and Hotel

Fairchild Property Group Ph: (604) 270-7287

New mall at Cambie Road and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2220 parking spaces. The mall is complete and the parkade will be complete Jan 2004. The development permit has been approved for a 9 storey, 155 room, $25 million hotel which will begin construction Mar 2004. Architect: Bing Thom Architects Inc.

Status: Construction started
Est. Cost ($ million): 130
First Entry: Dec 1997
Project ID: 115

Start: Fall 2002
Finish: Jun 2005
Last Update: Dec 2003

Richmond

The Palms

Bosa Ventures Ph: (604) 299-1363

400,000-sq ft residential development at 8471 Bennett Rd. Phase 1 is 100,000 sq ft in two structures: the Monaco is complete (16 storeys,116 units) and the Clio (6 storeys) is planned for the last phase. The Fontarra, (six cluster groups of 30 - 3 storey townhouses) is complete. Phase 3 the Coronado, a 16-storey structure with 155 units, was completed Jun 2003. Phase 4, a five-storey concrete structure with approx 90 units named the Monte Carlo has started construction. Architect: Jan H. Timmer Architecture Ltd.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 107

Start: 1998
Finish: Summer 2004
Last Update: Sep 2003

Richmond

Hamptons Apartment Development

Cressey Development Corp. Ph: (604) 683-1256

Proposed 450,000 sq ft on five sites. Development of four structures containing 410 apartment units located at 6260 & 6340 Garden City Rd. Phase 1: The Hamptons. Townhouses (97 units) located at 6388 Alder Street site. Phase 1: 27 townhouses are complete. Phase 2: 21 townhouses located at 6388 Alder St were completed in April 2001. Phases 3 (30 units) and 4 (19 units): located at 6300 Alder St. completed in April 2002. The Katsura, two residential towers are currently under construction. Website: www.Hamptonspark.com

Status: Construction started
Est. Cost ($ million):
First Entry: Sep 1997
Project ID: 110

Start: Summer 1999
Finish: Early 2005
Last Update: Dec 2003

Squamish

Furry Creek Hydroelectric Project

Furry Creek Power Ltd. Ph: (604) 896-0252

A 10.2 megawatt hydroelectric power project on Furry Creek near Squamish is located between Britannia Beach and Porteau Cove.

Status: Construction started
Est. Cost ($ million): 17
First Entry: Jun 2003
Project ID: 949

Start: Fall 2003
Finish: Summer 2005
Last Update: Sep 2003

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Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Run-of-river electricity project to produce 25-megawatts of electricity. Power purchase agreement in place.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Dec 2000
Project ID: 712
Start: Nov 2003
Finish: Spring 2005
Last Update: Dec 2003

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd. Ph: (604) 925-8928
Eighteen hole golf course, clubhouse and a 140-unit hotel plus 106 townhouse units and 15, 000 sq ft of commercial space. Phase 1, 46 townhouses began construction Jun 2003. Phase 2, 60 townhouses will begin construction possibly in late spring or early summer 2004. The 18 hole golf course is completed. Negotiations for a partnership to develop the hotel are almost complete and construction is to start Summer 2004 for completion Summer 2005.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1997
Project ID: 122
Start: Jun 2003
Finish: Summer 2005
Last Update: Sep 2003

Surrey

Sussex Gardens
Rykon Group
Four concrete mid-rise towers in White Rock will include 150 homes at 15076 North Bluff Rd. The first tower containing 38 suites is under construction and will be complete Jan 2004. Construction on the second tower (28 suites) is expected to begin Aug 2004. The third tower will be 28 suites while the fourth tower will have 60 suites.

Status: Construction started
Est. Cost ($ million):
First Entry: Jun 2003
Project ID: 966
Start: Jun 2003
Finish: Early 2005
Last Update: Dec 2003

Surrey

Seniors Retirement Facility
Elim Housing Society Ph: (604) 930-2475
10 structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18-acre site in the 9000 block at 160th street. Phased development to occur over 10 years. First phase: 14 duplexes completed and a 42-unit apartment completed. 18 duplexes and 2 apartment buildings (49 units and 42 units) are complete. 22 town homes are to be completed in Jul 2003. A 97 unit assisted living complex and a 70 unit complex of independent living will start early 2004. Additional phases will be developed over the next 4 years. Architect: OCA Architects .

Status: Construction started
Est. Cost ($ million): 75
First Entry: Jun 1999
Project ID: 567
Start: Sep 2000
Finish: 2007
Last Update: Dec 2003

Surrey

Guildford Park Place Garden Apartments
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 1, the Stanley, is complete. Construction has started on Phase 2 - 10 four-storey structures totalling 152,000 sq ft., and will complete mid 2005. Phase 3 is four 15-storey structures totalling 187,000 sq ft. The timeline has yet to be determined for Phase 3. Completion date is for Phase 2. Architect: Kirkor Architects and Planners.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 199
Start: Spring 2003
Finish: Late 2005
Last Update: Dec 2003

Vancouver

610 Granville Street - The Hudson
WFC & MDC Development Corp. Ph: (780) 424-4300
A 35 storey mixed-use retail/office/live/work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Architect: Stantec Architecture Ltd.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 986
Start: Summer 2003
Finish: 2005
Last Update: Sep 2003

Vancouver

The Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25 Storey, 150 unit condominium complex at 1001 Homer. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 980
Start: Jul 2003
Finish: Aug 2005
Last Update: Dec 2003

Vancouver

L'Aria on Robson
DTKH Robson Developments
A 13-storey concrete, residential and commercial building started construction Jun 2003. The project includes 82 residential suites, a fitness studio, and 3 floors of commercial space. Architect: W. T. Leung Architects.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 947
Start: Jun 2003
Finish: Aug 2004
Last Update: Jun 2003

Vancouver

The Beach Crescent Neighbourhood - False Creek North Shore
Concord Pacific Ph: (604) 926-7808
As part of Concord Pacific's North Shore Development, The Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low-rise buildings. The neighbourhood will include a marina, a child care facility and ten acres of parkland. Construction is complete on the first tower, West One, the tallest purely residential tower in Vancouver at 38 stories. Azura I and II will complete Feb 2004, and The Waterford, located at 1499 Homer, is complete. Kings Landing has started construction at 600 block Beach and consists of two 22 storey towers and townhomes and will provide120 units. Parkwest Tower I at 600 block Beach Crescent is a 31 storey tower with 250 units which is under construction and is expected to be complete by summer 2004. Parkwest Tower II at 700 Block Beach Crescent is a 31 storey tower with 250 units is expected to be complete by summer 2005. The Aqua At the Park located at 1400 block Seymour is expected to be 26 storeys and provide 187 units. The two towers named Icon (11 storey and 16 storey) are currently being marketed and are likely to begin construction early 2004 for completion in 2006. Two additional towers will be built between Icon and the waterfront.

Status: Construction started
Est. Cost ($ million): n/a
First Entry: Jun 2003
Project ID: 951
Start: 2002
Finish: Summer 2005
Last Update: Dec 2003

Vancouver

550 Taylor Street - Taylor Residential Tower
Pinnacle International Ph: (604) 683-4376 (Architect)
Proposed 26 storey residential tower containing 246 units plus 11 grade entry townhomes.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 2003
Project ID: 902
Start: October 2003
Finish: Summer 2005
Last Update: Dec 2003

Vancouver

Commercial Tower
Cressey Development Corp. Ph: (604) 683-1256
Development of a 20 storey, 75,000 sq ft commercial tower at Ash and Seventh Avenue. A heritage house will be moved and renovated as part of the project.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 880
Start: Jan 2003
Finish: Spring 2004
Last Update: Dec 2003

Vancouver

Gallery Residences
Polygon Group Ph: (604) 877-1131
23 storey residential development at 1010 Homer Street.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 2003
Project ID: 921
Start: Spring 2003
Finish: Oct 2004
Last Update: Sep 2003

Vancouver

Great West Life Building
Great West Life Realty Advisors Inc. Ph: (604) 713-6450
A 20 storey, 175 unit rental apartment tower at 939 Beatty Street with 14 townhomes is currently under construction and scheduled to be complete Apr 2004.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 923
Start: Jan 2003
Finish: Apr 2004
Last Update: Sep 2003

Vancouver

Port of Vancouver Container Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 360,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 535,000 TEUs. Centerm will have its current capacity increased by 260,000 to 600,000 TEUs. Total development costs are estimated to be $110 million for the two terminals. Construction began at Vanterm with expansion at Centerm following later.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Mar 2003
Project ID: 874
Start: Jun 2003
Finish: Early 2005
Last Update: Dec 2003

Vancouver

UBC—Institute for Computing Information & Cognitive Systems (ICICS)
University of British Columbia Ph: (604) 822-2287
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. Architect: Hotson Bakker/Bregman Haman.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2003
Project ID: 894
Start: Fall 2002
Finish: Aug 2004
Last Update: Sep 2003

Vancouver

UBC Computer Science Building, Electrical and Computer Engineering Bldg
University of British Columbia Ph: (604) 822-2287
New facility for Electrical & Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 892
Start: Summer 2003
Finish: Late 2004
Last Update: Dec 2003

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Vancouver

Callisto Residential Building - Coal Harbour
Coal Harbour Properties Partnership Ph: (604) 893-8880
Townhomes and 35 floor tower in Coal Harbour at 1281 W. Cordova to include 130 units. Architect: Hancock Bruckner Architects.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Dec 2002
Project ID: 950
Start: Late 2002
Finish: Summer 2004
Last Update: Sep 2003

Vancouver

Paramount Place 900 Burrard St
Wall Financial Corp. Ph: (604) 299-1363
Proposed 25 storey building: 10 storeys for entertainment areas including a Famous Players 9 screen theatre, IMAX, restaurants and other facilities, and 14 storeys for residential units at Burrard, Smythe and Hornby Streets.

Status: Construction started
Est. Cost ($ million): 125
First Entry: Dec 2002
Project ID: 844
Start: Mar 2003
Finish: Spring 2005
Last Update: Sep 2003

Vancouver

Alvar Residential Development
Concert Properties Ltd. Ph: (604) 682-3726
28-storey multiple dwelling at 1001 Beach Ave containing 106 units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Avenue. Architect: Lawrence Doyle Architect Inc.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2002
Project ID: 825
Start: Late 2002
Finish: Summer 2004
Last Update: Dec 2003

Vancouver

Sterling at 1050 Smithe St.
Bonnis Development Corp. Ph: (604) 618-1600
Proposed apartment tower (129 units) 21-storeys above and 5-storeys below . Approvals issued. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 800
Start: Mar 2003
Finish: Summer 2004
Last Update: Sep 2003

Vancouver

Miro - 1010 Richards Street
Polygon Development 65 Ltd. Ph: (604) 871-4228
Development of 184 units in a 23-storey-above and 2-storey-below, 115,000-sq-ft residential tower. Architect: Hancock Bruckner Eng & Wright Partners.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 781
Start: Spring 2002
Finish: Feb 2004
Last Update: Sep 2003

Vancouver

Nova Residential Development
Bosa Ventures Ph: (604) 685-9875
Tower 1 is a 188 units in a 27-storeys-above and 3-storey-below residential tower and a 3-storey townhouse. Tower 2 is a 20-storey-above and 2-storey-below 166-unit residential tower which includes a 2-storey townhouse.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2001
Project ID: 786
Start: Fall 2002
Finish: Spring 2004
Last Update: Sep 2003

Vancouver

UBC—Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. Construction is underway with the balance of the tenders to but awarded in early 2004.

Status: Construction started
Est. Cost ($ million): 135
First Entry: Dec 2001
Project ID: 779
Start: Oct 2002
Finish: Aug 2004
Last Update: Dec 2003

Vancouver

455 and 583 Beach Ave Apartments—West One
Concord Pacific Ph: (604) 926-7808
Proposed six buildings at 455 Beach Avenue. First building is a residential 29-storey 160-unit tower constructed above a 3-storey low rise and a 2-storey low rise along the mews. Identical project will also be constructed at 583 Beach Ave.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2001
Project ID: 764
Start: Early 2003
Finish: 2007
Last Update: Sep 2003

Vancouver

Vancouver Public Works Yard
Vancouver City Ph: (604) 873-7276
Development of a works yard located on Chess St. The 45,000 sq m site will include storage and buildings totalling 20,500 sq m. Construction manager: Omicron Consulting.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Sep 2001
Project ID: 772
Start: Summer 2002
Finish: Jan 2004
Last Update: Dec 2003

Vancouver

BC Cancer Research Centre Project
BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated 8-storey 225,000-sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration and eight laboratories, and will accommodate 600 staff.

Status: Construction started
Est. Cost ($ million): 84
First Entry: Sep 1999
Project ID: 600
Start: May 2002
Finish: Late 2004
Last Update: Sep 2003

Vancouver

1176 Seymour Brava Towers
Amacon Group Ph: (604) 893-7131
Two residential towers (33 and 22 storeys) at Seymour and Davie totaling 450,000 sq ft in 439 condo units with 17,000 sq ft of it commercial space at ground level. Website:www.brava.ca

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 65 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Dec 2003
Project ID: 456

Vancouver

Champlain Mall Redevelopment
PCI Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, 100,000-sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Re-development includes public library and police office on 16.5-acre site. Residential component will be constructed in phases. Phase 1: 40 3-storey townhouse units. Phase 2: 200 3-storey townhouse units. Phase 2 will follow Phase 1. Architect: W. T. Leung Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 35 — Finish: Fall 2004
First Entry: Sep 1998 — Last Update: Mar 2003
Project ID: 457

Vancouver

Concord Pacific Place
Pacific Place Developments Ph: (604) 685-9977
Neighbourhood concept plan approved for 204-acre site for six neighbhourhoods: Marina Crescent, Roundhouse, Beach, Yaletown Edge, Marina Pointe and the Creekside to house 15,000 people. A number of towers have been completed. A 38-storey 248 unit residential tower (West One) at corner of Pacific and Homer completed Dec 2002. The Azura 1 and 2 towers started construction in Dec 2001 and will be ready for occupancy by late Feb 2004. Construction started Mar 2002 on towers 1E and 1L (approx 400,000 sq ft) and are each 32-storeys above and 4-storeys below with a total of 400 residential units at 498 Pacific Blvd. Twin towers "The Max" on Smithe Street are to be completed Jun 2005. King's Landing on Beach Crescent will consist of two towers and townhouses. Construction is underway and will be complete April 2005.

Status: Construction started — Start: 1998
Est. Cost ($ million): 3000 — Finish: 2008
First Entry: Sep 1998 — Last Update: Mar 2003
Project ID: 485

Vancouver

UBC Biotechnology Laboratory The Michael Smith Building
University of British Columbia Ph: (604) 822-8251
New building at the University of BC for a 7419-sq m biotechnology laboratory. Website: www.lbs.ubc.ca

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 27 — Finish: Jul 2004
First Entry: Jun 1998 — Last Update: Sep 2003
Project ID: 430

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Drive (West Georgia and Denman Streets, Vancouver). Consists of residential buildings 1650 (Phase 5), 1680 (Phase 4), 1717, 1777 (Phase 2), 1710 and 1790 (Phase 1) Bayshore Drive. The first four phases are complete. Phase 5, a 19 storey, 11,190 sq m tower at 1650 Bayshore completed in Sep 2003. (Architect: Downs-Archambault). Phase 6 at 1616 Bayshore is in pre-sales and will consist of a 25 storey residential tower, 6 townhouses along Bayshore Drive and an eight storey building along Cardero Street to include non-market housing units, retail shops and a daycare facility. Phase 6 is scheduled to begin construction Jan 2004 and will complete in Dec 2005. Architect: Downs-Archambault.

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Dec 2003
Project ID: 243

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets, east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Architects: Perkins & Co. Architecture & Urban Design Inc. Eight phases: Phase 5, the Viceroy is completed. The next tower, phase 6 - The Brighton, a $40 million project consisting of 145 units will complete Summer 2004. Phase 7: social housing has been completed. Phase 8: construction is expected to begin early 2004 and will include 70 units.

Status: Construction started — Start: 1989
Est. Cost ($ million): 60 — Finish: 2004
First Entry: Dec 1997 — Last Update: Dec 2003
Project ID: 235

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc. Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings - three of which, the Avila (21-storey), the Bauhinia and the Escala tower (28-storey) are complete. The fourth and fifth towers, the Cascina (25-storey) and Denia (20-storey), are nearly completed. One 350-berth marina and the Coal Harbour Community Centre completed. Shaw Tower (489 ft tall) on Burrard Landing site is 532,000 sq ft 40-storeys above grade and 5-storeys below. The $150 million tower is under construction and will consist of 130 residential units on the upper 26 floors and offices on the lower 14 floors with 5 floors of underground parking. Architect for Shaw Tower is James K. Cheng. Project is expected to complete in Jun 2004. Aspac Developments have purchased the three remaining sites and will build Harbour Green Place consisting of 3 towers 23, 29 and 35 storeys. One Harbour Green began construction Aug 2003 and is expected to complete Oct 2005. Two and Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: Summer 2004
First Entry: Dec 1997 — Last Update: Dec 2003
Project ID: 240

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Vancouver

Portico Condominium Development
Bosa Development Corp. Ph: (604) 294-0666
Located at 2198 Granville street on six-acre site at 2298 Granville St which includes two 11-storey towers, a 13-storey tower, a 5-storey building comprising 14 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built Phases 2: The Siena, a 15-storey tower and a 5-storey 14 unit townhouse building was completed Summer 2003. Phase 3 (final phase): The Verona, a 19-storey tower and 5-storey mid-rise apartments is under construction for completion summer 2004. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Construction started
Est. Cost ($ million): 125
First Entry: Dec 1997
Project ID: 148
Start: Spring 1998
Finish: Summer 2004
Last Update: Dec 2003

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Proposed three 15 storey residential towers to be built on above the Upper Levels Highway. Phase three includes a 3300 sq ft amenity building. Official Community Plan was amended in Jul 2002. Construction has started on tower 1 and is scheduled for completion Jul 2004. Tower 2 will begin construction Sep 2004. Phase 3 is scheduled for a Jan 2005 start.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 837
Start: Apr 2003
Finish: Fall 2006
Last Update: Dec 2003

West Vancouver

The Village at Park Royal
Larco Group Ph: (604) 727-8203
Proposed 225,000 sq ft redevelopment of the west lands on the south side of Park Royal Mall. Units will range from 500 to 30,000 sq ft and will house two anchor tenants - grocery store (Whole Foods) and Home Depot Design Place, and restaurants, fashion and lifestyle retailers.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2001
Project ID: 776
Start: Sep 2003
Finish: Aug 2004
Last Update: Sep 2003

West Vancouver

Whitby Estates
British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104-acre property on Folkstone Road. Architect: Neale Staniszkis Doll Adams Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 1999
Project ID: 632
Start: 1999
Finish: 2006
Last Update: Sep 2003

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has recently submitted a proposal to revise the approved Alpine Ski Area Master Plan. The current Plan approves, among other developments: a new base area, additional parking and three additional chairlifts on Mt. Strachan including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of eleven hectares of new ski trails on the east face of Black Mountain. The company is also seeking to upgrade the existing ski lifts and to make further improvements to existing ski trails. Some modifications are being made to the master plan to prepare for the 2010 Olympics (funded by the OCOG - see Olympic bid entries) Olympic projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Fall 1997
Finish: 2009
Last Update: Sep 2003

West Vancouver

Park Royal Shopping Centre Expansion
Larco Investments Ltd. Ph: (604) 922-3211
Addition of 250,000 sq ft to the Park Royal Shopping Centre including demolition of some portions of the mall and replacement with 8 retail buildings. Architects: F&A Architects and Musson Cattell Mackey Partnership.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 165
Start: Spring 2003
Finish: Spring 2004
Last Update: Jun 2003

Whistler

Spring Creek at Whistler
Intrawest Properties Ltd. Ph: (604) 697-6300
The Spring Creek Neighborhood south of Creekside at Whistler includes resident housing, market housing, a new fire hall, a daycare, an elementary school, community centre, and eight acres of parkland. The 90 unit Bear Ridge resident housing project is complete and a 60 unit development is planned for the future. The Glades, a 33 townhouse complex is complete. The elementary school and community centre is under construction.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1014
Start: Spring 2002
Finish: Summer 2004
Last Update: Sep 2003

Whistler

Pan Pacific Hotel - Whistler
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of an 83 suite hotel in Whistler Village.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 948
Start: Jun 2003
Finish: Dec 2004
Last Update: Dec 2003

Whistler

Four Seasons Private Residences - Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 37 strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort and to be managed by Four Seasons.

Status: Construction started
Est. Cost ($ million): 36
First Entry: Mar 2003
Project ID: 920
Start: Jun 2003
Finish: Dec 2004
Last Update: Dec 2003

Whistler

Four Seasons Resort Whistler
Intrawest Properties Ltd/Four Seasons Hotels and Resorts
Ph: (604) 669-9777
A 9-storey 68,000-sq ft hotel to include 242 units, a spa, health club, outdoor pool and 10,000 sq ft of meeting and banquet rooms.

Status: Construction started
Est. Cost ($ million): 86
First Entry: Mar 2000
Project ID: 251
Start: Spring 2002
Finish: Summer 2004
Last Update: Dec 2003

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-6300
Creekside redevelopment includes 3 hotels - Legends is complete, First Tracks Lodge is complete and the Club Intrawest Hotel will start construction Spring 2004. Franz's village, a commercial development is complete as well as a parkade. Proposed development in the area also include a two storey train station, 11 single family lots, commercial space, and more condominiums. Note: See related project - Spring Creek at Whistler.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Jun 1998
Project ID: 417
Start: Apr 2000
Finish: 2006
Last Update: Dec 2003

STATUS: COMPLETED

Mission

The Junction Shopping Centre
Rescan Property Services Ph: (604) 685-3207
382,000-sq ft shopping centre on 36-acre site at 32555 London Ave referred to as Phase 1 is complete and includes 158,000 sq ft of retail, service and restaurant space anchored by a 60,000-sq ft Save-On Foods store. Phase 2 includes a SilverCity 12-screen movie theatre (opened May 2000) and a 30,000-sq ft London Drugs store (opened Nov 1999). Phase 2 includes a 48,000-sq ft Canadian Tire store on 4.87 acres which opened in fall 2003.

Status: Completed
Est. Cost ($ million): 70
First Entry: Sep 1997
Project ID: 90
Start: Early 2001
Finish: Fall 2003
Last Update: Dec 2003

Surrey

Terasen Gas Pipeline Fraser River Crossing
Terasen Pipelines Ph: 1-800-535-7219
Seismic upgrading of pipeline including replacement of 1300 m of 610 mm (24 in.) pipe under the Fraser River west of the Port Mann bridge, near United Blvd. Horizontal directional drilling to start at CN Thornton yard in Surrey and exit at Schooner St and Hartley Ave in Coquitlam. Website: pipelines.terasen.com

Status: Completed
Est. Cost ($ million): 16
First Entry: Jun 2003
Project ID: 974
Start: Aug 2003
Finish: Nov 2003
Last Update: Dec 2003

Surrey

Wedgewood Townhouses
Lakewood Developments Ltd. Ph: (604) 597-7100 (Barnett Demback)
Two-storey, 257,000 sq ft residential development (96 units) at 156 St. and 30 Ave. Architect: Elbe Lock Walls & Associates Inc.

Status: Completed
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 124
Start: Summer 1998
Finish: Dec 2003
Last Update: Dec 2003

Vancouver

The Domus Building at 1055 Homer
Qualex-Landmark Developments Inc. Ph: (604) 685-0111 (Intertech)
27-storeys above and 3 below (143,000 sq ft) apartment tower at 1055 Homer St. Development will be 135 units which includes 8 townhomes. General Contractor: Intertech Construction Management Ltd.

Status: Completed
Est. Cost ($ million): 21
First Entry: Mar 2002
Project ID: 798
Start: Spring 2002
Finish: Oct 2003
Last Update: Dec 2003

Vancouver

Eden Residential Development
Bosa Ventures Ph: (604) 299-1363
Residential tower of 185 units with retail in a 195,000-sq-ft 25-storeys-above and 3-storeys-below at 1225 Richards St.

Status: Completed
Est. Cost ($ million): 35
First Entry: Dec 2001
Project ID: 788
Start: Spring 2002
Finish: Late 2003
Last Update: Dec 2003

Vancouver

Little Mountain Reservoir Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 451-6192 (GVRD)
Project includes the demolition and reconstruction of the reinforced concrete drinking water reservoir and value chamber under the parking lot at Queen Elizabeth Park, to expand the size by about 25%.

Status: Completed
Est. Cost ($ million): 40
First Entry: Mar 2001
Project ID: 727
Start: Fall 2002
Finish: Dec 2003
Last Update: Dec 2003

Thompson/Okanagan Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2002) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

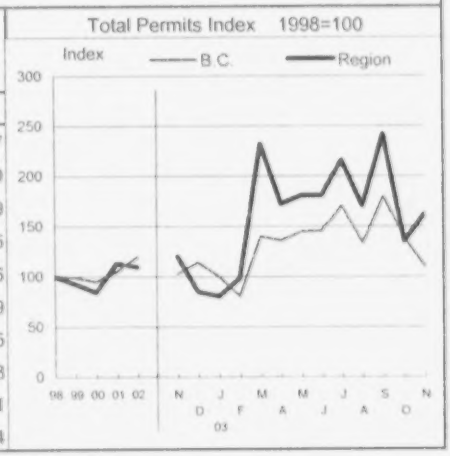
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	75.9	37.7	79.5	59.9	29.4	304.4	98.8	0.553	0.166	0.719	1976
1981	24.2	73.1	43.1	98.4	68.9	39.6	347.3	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	353.9	135.9	0.422	0.229	0.651	1986
1991	25.2	71.2	33.4	118.6	85.8	61.9	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.4	39.4	137.0	106.7	74.6	468.6	184.1	0.391	0.263	0.655	1996
2001	22.9	82.3	40.2	130.2	125.7	84.2	485.7	201.7	0.355	0.284	0.640	2001
2006	21.3	75.2	46.5	124.5	143.4	93.8	504.7	219.2	0.307	0.298	0.605	2006
2011	23.9	71.0	46.6	134.2	160.0	104.8	540.4	243.4	0.278	0.308	0.586	2011
2016	26.0	72.7	45.4	150.0	167.5	121.0	582.7	267.9	0.272	0.333	0.605	2016
2021	26.9	79.0	42.0	164.2	171.8	138.8	622.7	287.3	0.280	0.367	0.647	2021
2026	27.1	83.9	43.8	169.6	176.7	158.7	659.9	305.0	0.284	0.407	0.691	2026
2031	27.1	86.2	47.9	168.2	189.3	175.4	694.0	324.2	0.279	0.433	0.712	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	582.4	218.4	33.5	121.8	63.2	364.0	3,657
1996	593.4	214.0	19.3	114.1	80.6	379.4	3,849
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708
YTD Nov '02	484.8	148.7	26.8	89.3	24.8	336.2	2,511
YTD Nov '03	732.4	231.1	47.1	113.9	69.1	501.2	3,524



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Thompson/Okanagan Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Thompson-Okanagan		**482,700**	**485,419**	**488,350**	**490,759**	Merritt	C	7,520	7,396	7,366	7,318
Kelowna	C	99,276	100,496	101,708	103,421	Spallumcheen	DM	5,383	5,357	5,356	5,339
Kamloops	C *	80,431	80,655	80,749	80,416	Peachland	DM	4,796	4,857	4,957	4,998
Vernon	C *	34,657	34,957	34,956	35,073	Armstrong	C	4,388	4,442	4,567	4,642
Penticton	C	32,318	32,339	32,399	32,519	Osoyoos	T	4,440	4,483	4,481	4,565
Salmon Arm	DM	15,824	15,873	15,830	15,980	Oliver	T	4,405	4,409	4,416	4,367
Summerland	DM	11,101	11,181	11,161	11,179	Golden	T	4,165	4,195	4,274	4,281
Lake Country	DM	9,488	9,672	9,687	9,785	Enderby	C	2,943	2,941	2,957	2,960
Coldstream	DM	9,478	9,504	9,567	9,685	Sicamous	DM	2,880	2,839	2,872	2,864
Revelstoke	C	7,888	7,826	7,868	7,782	Princeton	T	2,788	2,723	2,725	2,716

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net censu undercount; all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism, to include a hotel, condominiums and single-family units. Master plan includes ski runs, lifts, powder ski training facility, heli-pads, year round trails and golf course. Phase 1, two primary ski runs are completed, and further phases include a fixed-lift, a powder ski training facility and accommodation facilities. The development will include a 100 room hotel, clubhouse at new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings. Master plan approved.

Status: Proposed
Est. Cost ($ million): 21
First Entry: Dec 1999
Project ID: 629
Start: Jun 2005
Finish: 2008
Last Update: Sep 2003

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed 10-15 MW water power project near Boston Bar and nearby Log Creek water power project (see separate entry). Project was selected by BC Hydro for its green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: Spring 2005
Finish: Spring 2007
Last Update: Dec 2003

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed 10 MW run-of-river hydroelectric project approx 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2000
Project ID: 713
Start: Spring 2006
Finish: Spring 2008
Last Update: Sep 2003

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project outside Kamloops was complete Oct 2003. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco. Excavation for an underground decline and construction of the portal facility are underway to allow for further exploration. Financing is currently being arranged through a private placement. Visit www.drcresources.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 995
Start: ?
Finish: ?
Last Update: Dec 2003

Kamloops

Terasen Pipeline Capacity Upgrade
Terasen Pipelines Ph: (403) 514-6450
Planned pipeline system upgrade from Edmonton to the BC Lower Mainland, in two phases. The system's current capacity is approximately 44,675 cu m (281,000 barrels) per day. The modifications will provide an additional 16,500 cu m (103,785 barrels) per day. Phase 1 portions in BC include repair and reactivation of an 81 km section of pipeline between Kamloops and Darfield, and ugrading existing pump stations. Phase 2 is constructing new pump stations at Merritt and Wahleach. Website www.terasenupgrade.com

Status: Proposed
Est. Cost ($ million):
First Entry: Jun 2003
Project ID: 973
Start: Jun 2004
Finish: Sep 2004
Last Update: Dec 2003

Kamloops

Stump Lake Guest Ranch Resort
Stump Lake Cattle Co. Ph: (604) 632-3303
Proposed guest ranch including a 70 room, $9 million grand lodge, 265 housing units and other resort facilities at the existing Stump Lake Ranch. Owners are seeking partners to develop the project.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2002
Project ID: 820
Start: Spring 2005
Finish: 2007
Last Update: Sep 2003

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
The city is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work not expected to commence until 2004 and will be complete 2005 for a construction start in 2006. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2000
Project ID: 674
Start: 2006
Finish: 2007
Last Update: Dec 2003

Kelowna

Kelowna North End Connector
Kelowna City Ph: (250) 763-6011 (Kelowna City)
Plans for design and construction of the first phase of the North End Connector, between Ellis Street and Spall Road. Running along the existing Clement Avenue from Ellis Street to Gordon Drive, Clement Avenue will be upgraded at intersections and along the frontage of new development. The new four-lane roadway would travel underneath the bridge on Bernard Avenue near the Apple Bowl before intersecting with Spall Road. Further phases of the North End Connector are expected to be in place within the next 20 years, which will extend from Spall Road to McCurdy Road.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1051
Start: Late 2004
Finish: Summer 2006
Last Update: Dec 2003

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Kelowna

Mission District Park - Aquatic Facility
City of Kelowna Ph: (250) 860-5828 ext 116
Options currently being explored for a proposed aquatic centre include 25 to 50 metre lengths, children's play facilities, water slide and commercial spaces. Public consultation is currently underway. www.city.kelowna.bc.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2003
Project ID: 1030
Start: 2006
Finish: 2007
Last Update: Dec 2003

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1700 dwellings for 3500 residents on 23.5-ha site bounded by Sunset Drive, Gaston Avenue and Ellis Street in Kelowna's downtown area. Project would include up to 880 homes in up to 21 storey towers and four-storey apartment and condominium buildings, and renovation of existing CN Station, a historic site. CLC hope to have a hotel developed on the site. In Aug 2002 approval was given for 21 storey high-rise in downtown. Finishing site services, sidewalks for commercial sub division. Website: www.city.kelowna.bc.ca

Status: Proposed
Est. Cost ($ million):
First Entry: Mar 1998
Project ID: 363
Start: Spring 2004
Finish: 2010
Last Update: Jun 2003

Kelowna

Okanagan Lake Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-1861
A request for expressions of interest to build a new five-lane Okanagan Lake Bridge was issued December 2003 and the RFP is to be issued Spring 2004. Construction is scheduled to commence Fall 2004 with a Spring 2008 completion. In addition to the bridge, two interchanges, valued at $25 million will be built on the west side of the bridge.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 1997
Project ID: 272
Start: Fall 2004
Finish: Spring 2008
Last Update: Dec 2003

Lytton

Lytton Cogeneration Plant
Spatsum Lumber (Lytton) Ltd. Owner requested no contact at this time.
Planned 25-MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 Gwh of electricity. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in Late 2004.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 278
Start: ?
Finish: ?
Last Update: Sep 2003

Merritt

Active Mountain Park
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Development for the current site of the Merritt Mountain Music Festival for a 150-room hotel and convention centre, 200 houses, 95 town homes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex, 6,000-seat amphitheatre and outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, a brewery, 7-acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5000 cars. Lot A (148 acres) has been annexed to the city. Thompson Nicola Regional District approved re-zoning Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) requires approval from the Agricultural Land Commission. Zoning in place and financing is being arranged.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Project ID: 716
Start: Spring 2005
Finish: 2009
Last Update: Sep 2003

Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-9352
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. In planning stages. The environmental, economic, social, heritage and health studies are underway and a report on study results will be submitted in 2004 to the Environmental Assessment Office. Public open houses were held in late Nov 2003. Website:www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Spring 2005
Finish: Summer 2005
Last Update: Dec 2003

Penticton

Highway 97 Widening
Ministry of Transportation Ph: (250) 356-7707
Widening of a 5 km section of Highway 97 to provide four lanes between Peachland and Summerland. Project is to be tendered early 2004 for a spring construction start.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 971
Start: Spring 2004
Finish: Jun 2005
Last Update: Dec 2003

Vernon

Anderson Business Park Ph: (250) 545-1361 (City of Vernon)
The proposed Anderson Business Park is situated in North of 48th Ave. (Silver Star Road) and east of Hwy 97 (32nd). The business park is expected to include a big box and retail shopping complex and tourist service buildings.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1004
Start: Spring 2004
Finish: Fall 2005
Last Update: Sep 2003

Vernon

Middleton Mountain Neighborhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighborhood on the upper Kosmino lands will include single family and multiple family homes. Rezoning required.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1005
Start: Spring 2005
Finish: 2008
Last Update: Sep 2003

Vernon

Okanagan Hills Resort
YK Ranch Projects Ph: (250) 545-1361 (City of Vernon)
A major golf course with resort and residential accommodation is proposed and in the approvals process. Located above Bella Vista the resort consists of 735 acres and will include a golf course development similar to Predator Ridge, 600 Tourist Residential Units and 640 Resort Residential Units. The project is currently in the Neighbourhood Plan stage and further development plans will be submitted to the city in early 2004.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1003
Start: Spring 2005
Finish: 2009
Last Update: Dec 2003

Vernon

Kristall Resort Neighborhood plan
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 250 room hotel, wellness spa and conference centre developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4500 sq ft of commercial space. The City of Vernon is currently reviewing the Neighborhood plan. Visit: www.vernon.ca

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2003
Project ID: 965
Start: ?
Finish: ?
Last Update: Dec 2003

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (604) 662-8833
3800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos. Proposal includes 11 new lifts. The Master Plan for overall development was approved in 2002. Master development agreement was complete Aug 2003. The project must now meet regional district approvals. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2005
Finish: 2011
Last Update: Sep 2003

STATUS: ON HOLD

Kamloops

Trucking Service Area
Atrium Mortgage Corp Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Road will replace two intersections and 2.4 km of the Trans-Canada will be realigned from Main Rd to east of Peerless Rd. Three partners are involved - the City of Kamloops and B.C. government are contributing to the highway interchange and frontage road construction. Roadwork is complete. No formal applications have been received for the truck stop service centre and other buildings.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 1999
Project ID: 568
Start: ?
Finish: ?
Last Update: Mar 2003

Kamloops

Saddleback Hills
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. Project is on hold until market conditions change.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 262
Start: ?
Finish: ?
Last Update: Dec 2003

Kelowna

Conservatory Towers
Warren Neufeld Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17-acre site at the intersection of Valley and Glenmore Roads. Four structures of 8, 12, 16 and 20 stories and two-storey townhouses for a total of 1.25 million sq ft. Will eventually house 2500 people and include a 150-bed extended-care facility, 30,000-sq ft garden, markets and amenities. Phase 1 began construction but the project has been put on hold. Project Co-coordinator: Warren Neufeld.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 271
Start: Sep 2002
Finish: 2013
Last Update: Sep 2003

Lytton

Kwoiek Creek Water Power Project
Sea Breeze Power Corp/Kanaka Bar Indian Band Ph: (604) 524-8597
Proposed 80 megawatt hydroelectric facility on Kwoiek Creek near Lytton. Review being conducted under the BC Environmental Assessment Act and second stage of review will begin when proponent submits its project report. Project currently on hold.

Status: On hold
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Sep 2003

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Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp. Ph: 1-800-337-0335
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge, to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects. Website: osoyooslakeresort.com

Status: On hold
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Dec 2003

Vernon

Turtle Mountain Residential Development
R D Lewis & Associates Ltd Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and have applied for rezoning. Traffic studies are also being conducted. Financing is not yet in place - project is on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Sep 2003

Yale

Inland Pacific Connector Pipeline
Terasen Ph: (604) 576-7300
Proposed 237-km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended.

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Dec 2003

STATUS: CONSTRUCTION STARTED

Golden

Border Infrastructure Project - Kicking Horse Pass Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project includes replacing the 10-Mile (Park) bridge and constructing over 5 km of new four lane highway in the Kicking Horse pass on the Trans-Canada Highway east of Golden. The $23 million bridge replacement contract has been awarded to Peter Kiewit Sons Ltd. It also includes realignment of a 1.2 kilometre section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. The Yoho bridge project is expected to be completed Sep 2004. Surveying, geotechnical work, environmental assessment and preliminary design have been completed on the Park (Ten-Mile) Bridge, where construction will begin in late 2005, with completion expected for Nov 2007.

Status: Construction started
Est. Cost ($ million): 125
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: Nov 2007
Last Update: Sep 2003

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (604) 609-9953
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 town homes and 65 detached homes. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. An 8-storey above and 1-storey below resort lodge is complete as well as a new lift and day lodge. Cardel homes of Calgary will build a 55 unit condominium lodge named Glacier Lodge starting Fall 2003.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 394
Start: Spring 2000
Finish: 2008
Last Update: Sep 2003

Kamloops

Weyerhaeuser Wood Residue Cogeneration Plant
Weyerhaeuser Canada Ph: (604) 661-8061
30-megawatt wood-residue cogeneration plant at the existing Weyerhaeuser pulp mill.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2001
Project ID: 746
Start: Mar 2003
Finish: Mar 2004
Last Update: Sep 2003

Kamloops

Kamloops Water Treatment Plant
Kamloops City Ph: (250) 828-3467
Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Project planner: Urban Systems. Approval obtained for a 40,000- to 48,000-cu m/day groundwater collector well, within the Kamloops aquifer, and a $36 million membrane treatment plant. Construction contract awarded to Graham Construction.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 535
Start: Apr 2003
Finish: Oct 2004
Last Update: Dec 2003

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch (Kamloops Lake Ranch and Country Club) site on 400-ha site. The project will include a 27-hole golf course, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started
Est. Cost ($ million): 180
First Entry: Dec 1997
Project ID: 264
Start: Spring 2001
Finish: 2010
Last Update: Sep 2003

Kamloops

Sun Rivers Community

Sun Rivers Development Corp. Ph: (250) 828-9989

Development of a country club, residential units, school and retail and commercial businesses on a 460-acre site near Hwy 16. The project will eventually contain 2000 single- and multi-family residential units, eight phases in total. An 18-hole golf course and a driving range are complete with the clubhouse scheduled to be built in 2004. Development of Phase 1 of the single family units: The Fairways, a 9 townhouse unit is complete. Mariposa Neighbourhood is 80% complete. The Trillium Neighbourhood is 33 % complete. The Sagewood is completed. The Rosewood , will have 60 units and construction has started on 5 homes.

Status: Construction started
Est. Cost ($ million): 450
First Entry: Dec 1997
Project ID: 282

Start: 1997
Finish: 2010
Last Update: Sep 2003

Kamloops

Royal Inland Hospital Expansion

Royal Inland Hospital Ph: (250) 374-5111

Addition and alterations include construction of a 2-storey 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million are under construction and the redevelopment of the hospital's 2nd floor valued at $22 million was awarded to PCL Monad Constructors Inc. in Sep 2003.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 265

Start: Summer 2003
Finish: Summer 2006
Last Update: Dec 2003

Kamloops area

Sun Peaks Ski Resort

Sun Peaks Resort Corp. Ph: (250) 578-7222

Development of 23,000 beds as part of a long-term plan. Construction of 36 townhomes in Forest Trails, (Intrawest), and 375 units in Crystal Forest are complete. McGilvry Creek town homes project is complete. A $40-million, 230-room Delta Sun Peaks Hotel with conference, recreational and retail facilities opened in Oct 2002. Servicing is complete and lots are sold out of Sundance Estates with 20 homes complete or under construction. A $70-million expansion to skiing on Mt. Morrissey has opened up 600 acres of new terrain. Also included in the plan is the back nine of the golf course which will be completed summer 2004. Trapper's Landing, 40 units of townhouses, 4-plexes and duplexes in process of completing design and expected to start sales Fall 2003. Trail's Edge has 58 townhouse units under construction and will be complete by May 2004. Cottages (37 single family dwellings) by Carrington developments (Alberta) are 70% sold and have 25 units under construction or complete. In summary, Phase I of the overall plan is nearing completion with 6000 bed units. Phase 2 of 4 phases will include an additional 6000 bed units.

Status: Construction started
Est. Cost ($ million): 295
First Entry: Dec 1997
Project ID: 284

Start: 1993
Finish: 2015
Last Update: Sep 2003

Kamloops to Golden

Highway 1 Upgrading

BC Ministry of Transportation Ph: (250) 828-4220

Multi-year plan to improve Highway 1, the TransCanada Highway, from Cache Creek to the Rockies. Individual projects will be approved and completed on annual basis. Funding approved for upgrades to four lanes from Broderick to Ford of a 3.5-km section of the highway between Ford and Carlin Roads. Projections of the feasibility of various concepts is complete for the East Kamloops/Valleyview traffic. Estimated cost for Cache Creek to Kamloops is $70 - 80 million. Highway realignment to be completed 2006. See separate entry for Kicking Horse Pass Highway 1 Improvements.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Project ID: 260

Start: Late 2000
Finish: 2007
Last Update: Sep 2003

Kelowna

Mission Shores Town Homes

Intrawest Properties Ltd. Ph: (604) 669-9777

Construction has started on a 54 cottage-like strata-titled town homes located in Kelowna's Mission neighbourhood. Homes range in size from 1,800 to 4,000 square feet. Website: www.missionshores.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 960

Start: Summer 2003
Finish: Summer 2004
Last Update: Sep 2003

Kelowna

Discovery Pointe Resort 1128 Sunset Dr.

Pointe of View Developments Ph: (250) 861-5225

Twenty-one storey tower, 130 units to be built next door to Discovery Bay Resort. The Tower and Townhomes are currently under construction. Website: www.pointeofview.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 848

Start: Mar 2003
Finish: Late 2003
Last Update: Sep 2003

Kelowna

Royal Private Residence Club at the Grand Hotel

Grand Hotel Royal Residences Ph: (250) 868-5678

59 luxury condos to be built as part of the Grand Hotel complex on the Okanagan Lake waterfront. Preload is done and construction of the building will start early 2004. Website: www.royal-kelowna.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 828

Start: Jun 2003
Finish: Jun 2004
Last Update: Dec 2003

Kelowna

Landmark Corporate Campus

Stober Construction Ph: (250) 763-6011 (Kelowna City)

Proposed three buildings to house high-tech development on Dolphin Ave. The first building, a six-storey structure, is completed. Second building began construction Summer 2003. The third building is to follow upon completion of the second building.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 702

Start: Early 2001
Finish: Jun 2005
Last Update: Sep 2003

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Kelowna

Mission District Park
City of Kelowna Ph: (250) 862-3381
Proposed development of 42 hectares on Gordon Drive south of Mission Creek as a recreational area that would include hockey rinks, tennis courts, a swimming pool and some commercial development (sports bar, fitness club and physiotherapy offices) over a 20-year period. Widening of Gordon Rd, ring road and servicing was completed Summer 2003. Construction of twin hockey rinks was completed Sep 2003. Currently under construction are twin indoor soccer fields, indoor running track, fitness studio and restaurant.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2000
Project ID: 697
Start: Nov 2002
Finish: 2020
Last Update: Dec 2003

Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2800 housing units made up of single family, townhouses, row houses including some three- to four-storey apartment buildings, 10,000-sq ft total of convenience commercial areas, an elementary school and a park between Glenmore and Clifton roads. Total area is 720 ha. Phase I includes 450 single family units is under construction. Phase II includes the school, some commercial space and a total of 1250 single and multiple family units including townhouses and apartments. Rezoning for the balance of the property is complete. Design consultant: Ekistics Town Planning Inc.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 1998
Project ID: 267
Start: Summer 2002
Finish: 2020
Last Update: Sep 2003

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments include the most recent program, the $125 million Gondola Woods/Happy Valley Project which includes a subdivision of 2000 beds. Approximately 250 beds will be complete for the 2003/2004 season. Under construction and ready for the 2003/2004 season are: outdoor skating rink, season pass holder 250 seat facility, four log cabins, expanded mini snowmobile track and minor upgrades. There are presently 10,200 beds available with license to build up to 22,000.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 283
Start: Jun 1992
Finish: 2009
Last Update: Sep 2003

Merritt

Hwy 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Proposed upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd. to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from 2 to 4 lanes from new overpass to Larkin Rd. Phase 2: increasing from 2 to 4 lanes Larkin Rd. to Pleasant Valley Rd. AEL Equipment Corp. of Merritt to upgrade 4.6 km of Highway 97 and 97A north of Vernon.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2002
Project ID: 803
Start: Aug 2003
Finish: Fall 2006
Last Update: Sep 2003

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 498-3444
Development of a 1,200-acre parcel on Osoyoos Lake to include an RV park, a desert heritage and interpretative centre, an 18-hole golf course, a winery, a 125 room boutique hotel, a store/gas bar with other tourist attractions. An all season RV park with 72 fully-serviced sites is in operation. Phase 1 of the heritage centre is complete. Also completed, in Fall 2002, is a 6000-sq foot Nk'mip (pronounced Inkameep) winery. A 9 hole golf course is complete and the 125 room boutique hotel has been delayed and may start Early 2004. Phase 2 of the Nk'Mip Desert & Heritage Centre is expected to commence construction in spring 2004, opening in 2005. Website: www.nkmipdesert.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 698
Start: Fall 2000
Finish: Late 2005
Last Update: Sep 2003

Revelstoke

Pingston Hydroelectric Project Expansion
Canadian Hydro Development Ph: (403) 269-9379
Project to generate 25 MW of electricity south of Revelstoke that was completed in late 2002 is undergoing an expansion of a further 15 MW. Road construction commenced in Dec 2003.

Status: Construction started
Est. Cost ($ million): 23
First Entry: Sep 2003
Project ID: 294
Start: Dec 2003
Finish: Spring 2004
Last Update: Dec 2003

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
73 unit luxury suite hotel on Lake Okanagan near Summerland beside the yacht club. Architect: Cornerstone Architecture. Website: summerlandresort.com.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2002
Project ID: 835
Start: May 2003
Finish: May 2004
Last Update: Dec 2003

Vernon

Silver Star—Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Freestone Enterprises is taking over the development of the Silver Star Foothills residential development which includes several hundred lots with single and multiple homes and a village/commercial area and park sites. Underway is Copper Mountain Place - a new residential area with single family dwellings. The Fortress Crescent neighborhood is nearing completion.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1006
Start: Spring 2003
Finish: 2009
Last Update: Sep 2003

Vernon

Vernon Sewage Treatment Plant
Vernon City/Coldstream City Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Avenue.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2001
Project ID: 731
Start: Fall 2002
Finish: Summer 2005
Last Update: Sep 2003

Vernon

Predator Ridge Golf Resort Development

Predator Ridge Developments Ltd. Ph: (250) 542-3436

New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1200-acre site. Phase 1, a 237-unit single- and multi-family subdivision is under construction and will continue through 2005. Phase 2 is underway with 15 homes currently under construction. Phase 1 of the Lodge, spa and wellness centre began construction in Oct 2003. An open house was held in Oct 2003 to present a new master plan which will require approval.

Status: Construction started
Est. Cost ($ million): 500
First Entry: Jun 1999
Project ID: 576

Start: Summer 1999
Finish: 2014
Last Update: Dec 2003

Vernon

Silver Star Ski Resort Expansion

Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 717-1677 (Concert)

As part of a ten year resort master plan there are numerous ongoing projects. Concert Properties built 12 town homes and a 40-unit condominium building in 2003 and 50 - 60 condominiums in the Village are to start construction in Spring 2004.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Jun 1999
Project ID: 559

Start: 1999
Finish: 2009
Last Update: Jun 2003

Vernon

First Okanagan Shopping Centre

First Professional Management Ph: (416) 493-9112

Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. There are 45,000 sq ft left to develop but as of Sep 2003, no retailers have been secured for remaining phases. Architect: Brian Quiring.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 505

Start: Spring 2001
Finish: 2004
Last Update: Sep 2003

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Kootenay Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2002) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

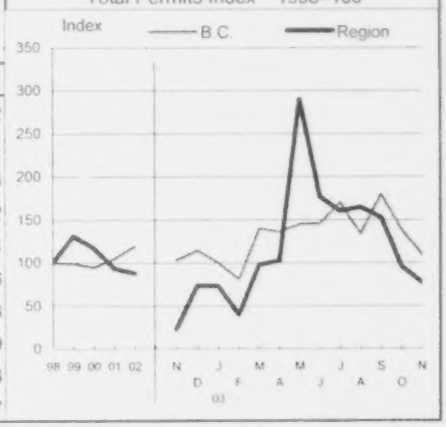
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.9	29.2	12.7	45.5	35.9	20.9	153.1	60.8	0.404	0.222	0.627	1996
2001	7.2	26.3	12.4	41.1	41.9	22.6	151.6	64.1	0.351	0.236	0.588	2001
2006	6.1	22.9	14.7	36.6	47.4	25.0	152.8	67.3	0.294	0.254	0.547	2006
2011	6.5	19.9	13.6	37.4	50.7	28.1	156.1	72.3	0.259	0.276	0.535	2011
2016	6.9	18.9	12.1	39.6	49.6	33.5	160.7	76.7	0.255	0.330	0.585	2016
2021	6.8	19.3	10.5	41.1	46.5	39.4	163.5	78.9	0.266	0.402	0.667	2021
2026	6.3	19.8	9.9	41.0	43.4	44.6	165.0	80.0	0.277	0.473	0.750	2026
2031	5.9	19.4	10.4	37.4	44.6	47.6	165.3	81.2	0.273	0.515	0.789	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	188.9	66.8	13.8	23.8	29.2	122.1	1,222
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036
2001	174.3	61.9	8.8	18.3	34.7	112.4	803
2002	164.2	35.1	6.5	23.5	5.0	129.1	789
YTD Nov '02	149.3	30.7	4.8	20.8	5.0	118.6	723
YTD Nov '03	222.6	53.7	5.9	24.7	21.3	168.9	957



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Kootenay Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Kootenay		**151,521**	**151,481**	**151,800**	**151,949**	Rossland	C	3,811	3,804	3,753	3,714
Cranbrook	C *	19,196	19,280	19,474	19,327	Invermere	DM	2,961	2,983	3,000	3,084
Nelson	C	9,555	9,703	9,585	9,630	Elkford	DM	2,720	2,701	2,683	2,671
Trail	C *	8,040	7,905	8,152	8,167	Fruitvale	VL	2,152	2,114	2,074	2,084
Castlegar	C	7,299	7,306	7,262	7,168	Warfield	VL	1,839	1,815	1,839	1,828
Kimberley	C	6,767	6,766	6,736	6,710	Nakusp	VL	1,762	1,772	1,773	1,765
Creston	T	5,070	5,003	4,966	4,957	Salmo	VL	1,195	1,169	1,172	1,142
Fernie	C	4,736	4,812	4,870	4,841	Montrose	VL	1,120	1,114	1,109	1,098
Grand Forks	C	4,208	4,230	4,140	4,113	Kaslo	VL	1,081	1,077	1,052	1,053
Sparwood	DM	3,965	3,978	3,984	3,954	Radium Hot Spring	VL	573	608	639	691

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03; figures contain estimates for net censu undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900-metre extension to the airport runway and a 1,100-square-metre expansion of the existing terminal.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2003
Project ID: 930
Start: Spring 2004
Finish: Late 2004
Last Update: Dec 2003

Fernie

Coal Creek Golf Resort
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single and multi-family residential and accommodation development, condominium hotels, a clubhouse, recreation amenities and mixed use residential and commercial development. A resort-oriented eighteen-hole golf course and driving range with a mixed commercial/accommodation use clubhouse. Detailed design initiated and preliminary approval has been obtained from the City.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Project ID: 832
Start: Spring 2004
Finish: 2008
Last Update: Jun 2003

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in Environmental Assessment Act public comment period for final stages of review.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Project ID: 509
Start: Fall 2004
Finish: Spring 2006
Last Update: Dec 2003

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 30 lift access to the glaciers, ski lodge and tourist resort facilities, three hotels, retail shops, restaurants and 172 single-family residences. Phase 1 includes 400 bed-units. Subsequent phases would raise the total to 7,000 beds and the cost to $200-300 million. The project is in the Environmental Assessment Process and a project report was submitted for review in Dec 2003; the review could be completed by summer 2004. When approval is received the Master Development Agreement will then be able to be completed and the development will proceed. Project would create 6,700 person years of construction employment and 475 permanent direct jobs. Project will be phased development over 20+ years. The proponents are actively working to meet a deadline with environment assessment process before the end of 2003 in order to keep the application open. The project proposal must be submitted by December 31 2003 for a six month review process.

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Project ID: 293
Start: ?
Finish: ?
Last Update: Dec 2003

Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 304-4211
Expressions of interest were invited for a new 85 bed complex care facility for Nelson and area in May 2003. A proponent has been selected and negotiations for the final contract are expected to be complete Jan 2004. The proposals may use the existing Mount St. Francis land for the development facility.

Status: Proposed
Est. Cost ($ million): 63
First Entry: Sep 2000
Project ID: 695
Start: Spring 2004
Finish: Spring 2005
Last Update: Dec 2003

Radium

Tourist Accommodation and Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large Recreational Vehicle park, swimming pool, mini-golf and water park. Parts of the proposal would require removal of land from the Agricultural Land Reserve. Infrastructure for housing is complete. The proposal is being redesigned.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Summer 2004
Finish: 2008
Last Update: Sep 2003

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 - 400-MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry).

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Project ID: 699
Start: Summer 2006
Finish: 2008
Last Update: Sep 2003

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000-sq-ft) in several phases. Phase 1: lodge pool and fitness facility, and food services to possibly start in Spring 2004. Condo units around the Windermere Valley Golf Course and club house to start in summer 2004. Architect: Marshall & Associates (Calgary).

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2001
Project ID: 752
Start: Spring 2004
Finish: Late 2005
Last Update: Sep 2003

STATUS: ON HOLD

Radium

Big Horn Meadows Resort
Big Horn Meadows Ltd. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. 13 units complete; 130 units to be constructed over the next five to six years. No construction taking place as of Dec 2001. Remaining 117 units have been put on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 513
Start: ?
Finish: ?
Last Update: Sep 2003

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STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 gigawatt hours per year). The design-build proposal has been awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 167 — Finish: Summer 2006
First Entry: Sep 1997 — Last Update: Dec 2003
Project ID: 508

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities/accommodations are completed. Start of construction of the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Village condos and staff housing projects are pending but not likely to start until 2005. TimberLanding Subdivision with 44 single family lots will likely break ground Spring 2004. Polar Peak Lodges town homes will begin construction in Spring 2004 for completion in Fall 2004. Bear Paw Lodges (timber frame duplexes with 3 units/duplex) will start in 2004 or 2005. Snow Creek cabins to begin in 2004. Estimated capital cost is over 10 years.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Sep 2003
Project ID: 292

Invermere

Panorama Ski Resort
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes the 1,000 Peaks Lodge which includes 37 condominiums (complete), the 1,000 Peak Summit (41 units) started construction Spring 2003 and will be finished May 2004. The Callisto (24 townhomes) will likely start construction in Spring 2004.

Status: Construction started — Start: Apr 1997
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Sep 2003
Project ID: 300

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski-resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar & grill is complete. Polaris Lodge (includes skier services and accommodation) is complete. Three phases of The Lodges at Kimberley Ridge are complete and phase 4 is currently under construction while phase 5 may be started soon. Timberstone Lodge construction has been delayed and will likely start in Summer 2004.

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Sep 2003
Project ID: 393

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next five to seven years. Phase 1 was completed April 2003 and replaces a multi-circuit, 60-kilovolt transmission corridor from South Slocan to Warfield with a modern single-circuit, 230-kilovolt line. Phase 2, currently underway and to be completed by April 2004, will replace related switching stations and substations. Phase 3, a $70 million substation to be built in the Okanagan area by 2005, received BCUC approval Spring 2003. Phase 4 ($80 million) - upgrades to other generating facilities is 40 percent complete and will finish by 2008.

Status: Construction started — Start: Sep 1999
Est. Cost ($ million): 119 — Finish: 2008
First Entry: Dec 1999 — Last Update: Dec 2003
Project ID: 627

Trail area

Waneta Power plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. The third turbine is on schedule to be installed in 2004.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 40 — Finish: Fall 2004
First Entry: Sep 1997 — Last Update: Dec 2003
Project ID: 301

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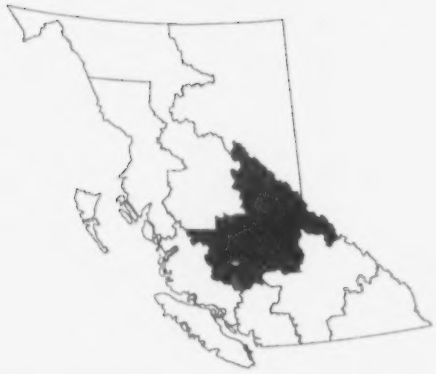
Cariboo Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329



REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2002) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

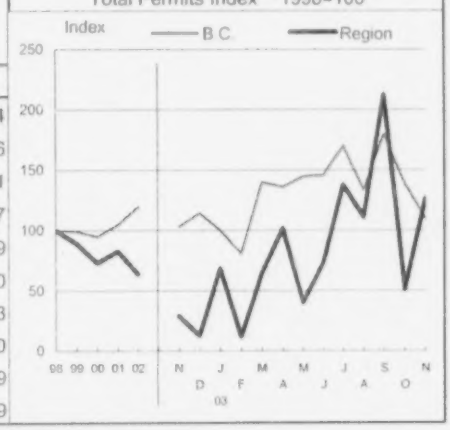
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.651	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.8	28.9	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.7	36.0	11.6	173.2	61.7	0.439	0.104	0.542	1996
2001	10.0	33.2	16.4	52.6	42.5	14.2	169.0	64.8	0.388	0.128	0.515	2001
2006	8.4	29.7	18.1	49.1	49.5	17.4	172.2	70.5	0.326	0.149	0.475	2006
2011	9.0	26.2	17.1	49.7	54.3	21.6	177.9	76.8	0.291	0.178	0.469	2011
2016	9.4	24.7	15.7	51.6	54.6	27.6	183.7	81.9	0.279	0.227	0.506	2016
2021	9.3	25.3	13.6	53.4	53.0	34.0	188.7	85.4	0.288	0.283	0.571	2021
2026	8.9	26.1	12.8	53.2	51.3	39.8	192.1	87.1	0.298	0.339	0.637	2026
2031	8.4	25.7	13.8	49.6	52.4	43.8	193.7	88.8	0.295	0.378	0.673	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	222.9	91.4	28.6	42.3	20.5	131.5	1,224
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	124.4	61.0	12.5	16.8	31.6	63.4	469
2000	101.8	59.8	7.5	22.4	29.9	42.0	260
2001	115.2	81.2	4.0	21.3	55.9	34.0	183
2002	88.5	45.7	10.2	25.7	9.8	42.8	240
YTD Nov '02	81.9	41.9	9.3	24.6	7.9	40.0	229
YTD Nov '03	115.9	85.2	6.6	47.5	29.1	30.7	179



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Cariboo Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Cariboo		**170,618**	**167,985**	**166,830**	**166,918**
Prince George	C	77,018	75,567	74,849	75,609
Williams Lake	C *	11,725	11,639	11,558	11,422
Quesnel	C *	10,367	10,481	10,347	10,198
Mackenzie	DM	5,660	5,433	5,406	5,316
100 Mile House	DM	1,891	1,815	1,809	1,789
Valemount	VL	1,271	1,247	1,258	1,232
McBride	VL	742	742	729	716
Wells	DM *	248	245	245	237

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net censu undercount; all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Mackenzie

MacKenzie Cogeneration
Pope & Talbot Ltd. Ph: (250) 997-2431
New generation of 320 gigawatt hours of electricity at the pulp and paper mill using wood residue. Project has been short listed by BC Hydro for possible acceptance under it's customer based generation program. Project was not selected for a BC Hydro power purchase contract in Apr 2003, however the proponent is proceeding with further development of the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2002
Project ID: 856
Start: ?
Finish: ?
Last Update: Sep 2003

Prince George

Prince George Pulp & Paper Cogeneration
Canadian Forest Products Ltd. Ph: (604) 661-5241
Hydro and Canfor have agreed to construction of new generation of up to 126 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. Canfor will install a 48 megawatt turbo-generator, upgrade electrical and other systems and modify its pulp mill boilers.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Dec 2002
Project ID: 859
Start: Early 2003
Finish: Feb 2005
Last Update: Dec 2003

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for Official Community Plan change has been submitted.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 802
Start: Spring 2006
Finish: Early 2007
Last Update: Sep 2003

Prince George

UNBC Research & Development Park
University of Northern BC Ph: (250) 960-5555
Proposed high tech multi purpose development at the University of Northern BC. Project is four 3-storey buildings (approx 200,000sq ft) of office and research space to be developed in four phases. Construction start has been delayed until Spring 2004 due to weather conditions.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 770
Start: Spring 2004
Finish: Late 2006
Last Update: Dec 2003

Valemount

Canoe Mountain Resort Developments
Sunrise International Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on market. Phase 1 would include the gondola, a hotel and a nine-hole golf course and would be complete in three to five years. Project has gone through changes made to the OCP. The Master Plan was approved by the Land and Water BC Dec 2003.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 649
Start: Summer 2004
Finish: 2020
Last Update: Dec 2003

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 hectares of Crown Land is being considered. An application for a preliminary agreement has been submitted to Land and Water BC. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: Summer 2004
Finish: 2014
Last Update: Sep 2003

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3000-ton/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. In the Environmental Assessment Act process as of Sep 2003. Would employ 150 full-time personnel for 10 years. Bulk sampling is being conducted, and preparation of terms of reference for entry into the BC Environmental Assessment process is expected by Sep 2004.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Summer 2005
Finish: Summer 2007
Last Update: Dec 2003

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 and milling 66,000 tonnes per day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study by Kilborn Engineering Pacific Ltd. Proponent is preparing Project Report under the BC Environmental Assessment Act. Transition Order Issued Dec 30 2002 extending the opportunity to April 30, 2004 to submit a report based on the specifications received.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Sep 2003

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STATUS: CONSTRUCTION STARTED

Prince George

University of Northern BC - Medical Program Building
University of Northern British Columbia Ph: (604) 960-5555
Construction is underway for a new Medical Program Building at the University of Northern British Columbia.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 889
Start: May 2003
Finish: Late 2004
Last Update: Jun 2003

Prince George

Prince George Regional Hospital Development
Prince George Regional Hospital Ph: (250) 565-2840
Development of approximately 100,000 sq m, 4 storey tower to house 108 medical & surgical beds, 10 bed intensive care unit & new main entrance. Included is a 10 bed geriatric assessment & treatment centre, a new Cancer Care area, expanded area for procedures clinics and outpatient diagnostic services. Project includes renovations which expands ambulatory care space, redevelops the emergency area and relocates and expands the hemodialysis unit. Construction management contractor: Vanbots. New construction (Patient Care Addition) completed Jul 2003. The emergency room and ambulatory care are currently being expanded and will complete Summer 2004. The Maternal/Child area may receive more renovations in the future. The start date for the renovations to accommodate the northern medical program is not yet know.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 304
Start: Jan 2001
Finish: May 2004
Last Update: Dec 2003

North Coast Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2002) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

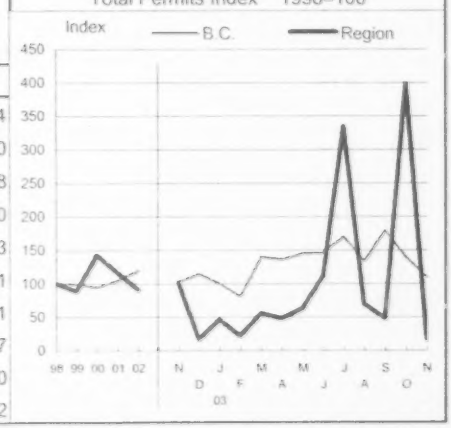
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.0	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.3	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.067	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.4	24.6	13.6	4.1	71.3	24.4	0.474	0.091	0.564	1996
2001	4.4	14.0	5.9	20.8	15.7	4.9	65.7	24.3	0.435	0.116	0.551	2001
2006	4.1	13.0	7.0	19.2	17.8	5.8	67.0	25.2	0.388	0.133	0.521	2006
2011	4.1	11.9	7.3	19.1	19.9	7.5	69.9	27.5	0.347	0.162	0.509	2011
2016	4.1	11.2	7.0	19.4	20.8	10.0	72.5	29.8	0.324	0.211	0.535	2016
2021	4.1	11.0	6.1	20.1	20.6	12.4	74.4	31.2	0.324	0.265	0.589	2021
2026	4.0	11.0	5.8	20.7	19.5	14.7	75.8	32.2	0.327	0.319	0.646	2026
2031	3.8	10.9	5.9	20.0	19.3	16.5	76.5	32.9	0.326	0.366	0.692	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	41.4	16.2	3.9	10.2	2.1	25.2	174
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.5	3.9	4.8	3.7	9.0	43
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.1	18.6	0.4	6.9	11.3	3.5	7
YTD Nov '02	21.9	18.1	0.4	6.6	10.9	3.8	10
YTD Nov '03	24.5	18.6	7.9	9.1	1.6	5.9	12



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

North Coast Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
North Coast		**66,404**	**65,299**	**64,603**	**64,104**
Prince Rupert	C	15,643	15,282	15,049	14,760
Terrace	C	12,849	12,639	12,453	12,373
Kitimat	DM	10,881	10,733	10,578	10,432
Masset	VL	1,021	967	950	952
New Hazelton	DM	809	782	785	759
Stewart	DM	692	690	694	701
Port Edward	DM	716	688	668	658
Port Clements	VL	520	538	528	520
Hazelton	VL	362	360	360	348

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03; figures contain estimates for net censu undercount; all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Kitimat

Dredging Project - Hydroelectric Improvements
Alcan Ph: (250) 639-8000
Proposal to dredge the Tahtsa Reach Narrows in a 3.3 km channel to increase hydroelectric generating capacity from the Nechako reservoir. Public information sessions held and government approvals applied for. Alcan has received an extension from Land and Water BC for the application to proceed.

Status: Proposed — Start: ?
Est. Cost ($ million): 35 — Finish: ?
First Entry: Jun 2001 — Last Update: Sep 2003
Project ID: 744

Kitimat

Kenney Fisheries Release Facility
Alcan Aluminum Ltd. and the Province of BC Ph: (604) 257-1400
Project to protect salmon on the Nechako river through either a cold water release facility (Kenney Dam) or other environmental enhancements, as part of an Aug 1997 agreement with the BC government which resolves issues surrounding the Kemano dam. There are ongoing studies and consultation in progress, although construction is not expected to start for several years.

Status: Proposed — Start: 2007
Est. Cost ($ million): 100 — Finish: 2009
First Entry: Dec 1997 — Last Update: Sep 2003
Project ID: 315

Masset

Nai Kun Wind Power Project
Nai Kun Wind Development Inc. (Subsidiary of Uniterre Resources)
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. In early planning stages. Project was not selected by BC Hydro for its recent green power generation call for tenders. Feasibility assessments are underway and approval has been received from Land and Water BC to investigate use of the seabed for anchoring the towers over the next two years. Website: www.naikun.ca

Status: Proposed — Start: Apr 2006
Est. Cost ($ million): 1000 — Finish: Sep 2008
First Entry: Jun 2002 — Last Update: Sep 2003
Project ID: 819

Port Clements

North Island Power Plant
North island Power Corp. Ph: (604) 739-2352
Proposed 10 megawatt wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired - Wartsila Corporation.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 16 — Finish: Fall 2005
First Entry: Sep 1997 — Last Update: Sep 2003
Project ID: 319

Prince Rupert

Gateway Project Pipeline
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1255 km pipeline from Fort McMurray, Alberta oilsands to deliver crude oil to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels a day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Currently seeking customers. Project cost is estimated for BC portion.

Status: Proposed — Start: 2007
Est. Cost ($ million): 1900 — Finish: 2009
First Entry: Mar 2003 — Last Update: Sep 2003
Project ID: 929

Prince Rupert

Prince Rupert Container Project, Prince Rupert Port Authority
Ph: (250) 627-8899
Container project includes an upgrade to Fairview Terminal, installation of container cranes, upgrades to CN's North Main Line to allow double stack containers. A feasibility study is complete and a formal request for private sector proposals has been issued. An operator is expected to be selected Feb 2004. Website: www.rupertport.com

Status: Proposed — Start: ?
Est. Cost ($ million): 60 — Finish: ?
First Entry: Mar 2003 — Last Update: Dec 2003
Project ID: 901

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
Proposed 400 gigawatt hour hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Environmental studies completed. Project was not selected by BC Hydro in its Mar 2003 green power generation call for tenders, however, project development is still proceeding.

Status: Proposed — Start: Spring 2006
Est. Cost ($ million): 30 — Finish: Fall 2007
First Entry: Mar 2003 — Last Update: Dec 2003
Project ID: 864

Stewart Region

Forrest Kerr Water Power Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
Proposed 112-megawatt run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-Mar 2003. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed — Start: Spring 2005
Est. Cost ($ million): 120 — Finish: Spring 2007
First Entry: Sep 2001 — Last Update: Dec 2003
Project ID: 777

Terrace

Terrace Conference Centre and Hotel
City of Terrace Ph: (250) 638-4724
A Request for Expressions of Interest was issued Dec 2003 for a Conference Centre and Hotel (or addition to existing hotel). The conference centre would have a capacity of 600 and the hotel would include 50 rooms.

Status: Proposed — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Dec 2003 — Last Update: Dec 2003
Project ID: 1039

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STATUS: ON HOLD

Iskut

Red Chris Copper Project
American Bullion Ph: (604) 684-1704
Proposed mine containing reserves of 263 million tonnes of copper and gold. Current mill design will process 8,000 tonnes/day to expand to 24,000 tonnes/day. Concentrate to be shipped to a smelter in the Pacific Rim via Stewart. Estimated 300 construction jobs. Partners are Teck Cominco, American Bullion and American Reserve Energy Corp. Project is on hold.

Status: On hold
Est. Cost ($ million): 300
First Entry: Sep 1997
Project ID: 312
Start: ?
Finish: ?
Last Update: Sep 2003

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (604) 895-2700
New generation of 200 gigawatt hours of electricity at the pulp and paper mill using wood residue and natural gas. The project was selected in Apr 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals, however, the project is currently on hold.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 854
Start: ?
Finish: ?
Last Update: Sep 2003

Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0931
Proposed construction of bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees are expected to recover partial costs of the project. Memorandum of understanding to be completed by provincial and federal governments, the city of Prince Rupert and two native bands. A phased approach to route selection and design will occur.

Status: On hold
Est. Cost ($ million): 130
First Entry: Sep 1998
Project ID: 479
Start: ?
Finish: ?
Last Update: Sep 2003

Prince Rupert

BC Iron and Steelworks
Pacific Iron & Steel Products Ltd. Ph: (604) 682-6199
Proposed plant for production output of 1.5 million tonnes per year of steel slabs for export to Asian and U.S markets. Approximately 1000 construction jobs are anticipated and 350 direct jobs when the plant is in production. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: ?
Finish: ?
Last Update: Dec 2003

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Highway from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project will be done in seven phases. Phases 1 and 2 are completed. Interoute Construction Ltd. of Dawson Creek completed paving 26.3 km between Greenville and New Aiyansh in fall 2003. Website: www.th.gov.bc.ca

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Summer 2005
Last Update: Dec 2003

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Proposed development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant. Fundraising is ongoing. Construction contract for the first long house tender was awarded Jun 20, 2003. Balance of the buildings are in the latter stage of design.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: Late 2004
Last Update: Sep 2003

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Nechako Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2002) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.0	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.5	1.6	41.4	12.5	0.613	0.066	0.678	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.8	10.2	4.6	14.9	8.4	3.0	44.8	15.4	0.499	0.109	0.608	1996
2001	3.1	9.6	4.3	13.8	10.0	3.4	44.3	16.3	0.455	0.122	0.577	2001
2006	2.9	9.0	4.9	13.0	12.2	4.2	46.2	17.1	0.393	0.141	0.534	2006
2011	3.0	8.1	4.9	13.1	13.9	5.3	48.3	18.8	0.348	0.165	0.513	2011
2016	3.0	7.8	4.6	13.7	14.5	6.6	50.2	20.3	0.330	0.203	0.533	2016
2021	2.9	7.9	4.0	14.3	14.4	8.4	52.0	21.5	0.333	0.258	0.592	2021
2026	2.8	8.0	3.9	14.4	13.8	10.3	53.2	22.3	0.334	0.321	0.656	2026
2031	2.6	7.7	4.1	13.7	14.0	11.8	53.9	23.1	0.327	0.374	0.701	2031

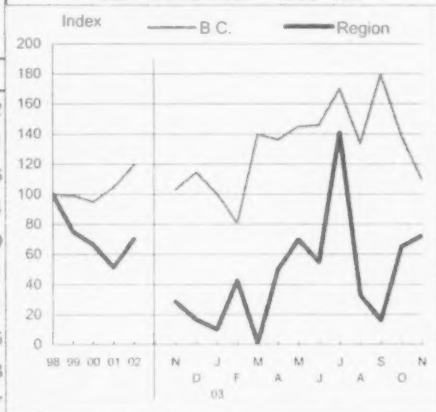
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1995	36.8	15.2	2.6	6.3	6.4	21.6	212
1996	33.1	7.9	1.1	5.7	1.0	25.2	261
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.1	13.6	1.8	8.4	3.4	12.5	109
2000	23.0	13.3	1.6	8.8	2.9	9.7	71
2001	17.8	10.8	1.1	5.3	4.4	7.0	61
2002	24.3	19.5	5.5	4.0	10.0	4.9	35
YTD Nov '02	24.3	19.1	5.4	4.0	9.7	5.3	38
YTD Nov '03	16.0	9.9	4.0	3.7	2.3	6.1	47

Total Permits Index 1998=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Nechako		**44,469**	**44,010**	**43,787**	**43,514**
Smithers	T	5,738	5,651	5,643	5,513
Vanderhoof	DM	4,613	4,582	4,566	4,517
Houston	DM	3,870	3,733	3,593	3,551
Burns Lake	VL	1,991	2,028	2,054	2,077
Fort St. James	DM	2,057	2,011	1,978	1,964
Telkwa	VL *	1,418	1,431	1,415	1,411
Fraser Lake	VL	1,336	1,323	1,308	1,267
Granisle	VL	390	368	364	349

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net censu undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes per day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. No construction will start before summer 2004.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 324
Start: Summer 2004
Finish: 2006
Last Update: Sep 2003

Houston area

Pleasant Valley Power Plant
Ph: (250) 845-2322 (Houston Forest Products))
45 MW wood residue cogeneration facility, to use ~ 340,000 bone dry tonnes of wood residue per year. Canfor, Weldwood and West Fraser will be wood residue suppliers. Companies working to secure a developer for the next BC Hydro tender call. Developers not finalized.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Mar 2000
Project ID: 650
Start: Spring 2006
Finish: Late 2006
Last Update: Sep 2003

Prince George

Mt. McKenzie Ski Area
Mt Mackenzie resort limited Ph: (250)426-1743 (Land and Waters)
Proposed ski resort with 23 lifts is in the conceptual planning stage. Approx 369 acres of private land at the base is slated to have a golf course, residential and commercial development. A Master Plan is due to be submitted in late Dec 2003 as a result of public consultation which took place Sep 2003. Development is anticipated to begin in 2005.

Status: Proposed
Est. Cost ($ million):
First Entry: Mar 1999
Project ID: 557
Start: Summer 2005
Finish: 2015
Last Update: Dec 2003

STATUS: ON HOLD

Cassiar

Magnesium Metal Project
Cassiar Resources Inc. Ph: (604) 669-3010
Proposed development of a magnesium metal development project to recover up to 200 million pounds of magnesium a year from tailings at the former Cassiar asbestos mine, for use in the auto, aircraft and canning industries. A magnesium processing plant would be located in one of the communities in the region. Expected 2500 construction jobs and 600 operating jobs. Proponent is seeking financial partners.

Status: On hold
Est. Cost ($ million): 600
First Entry: Sep 1999
Project ID: 586
Start: ?
Finish: ?
Last Update: Mar 2003

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes per year of clean coal. Construction workforce averaging 180 over 15 - 18 months, and 130 permanent jobs for up to 20 years. Project is on hold.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Project ID: 327
Start: ?
Finish: ?
Last Update: Sep 2003

STATUS: COMPLETED

Houston

Sawmill Expansion
Canadian Forest Products Ltd. Ph: (250) 561-3600
Expansion of an existing sawmill in Houston (North Eastern BC) to become the largest sawmill in the world Capacity of the sawmill expanded from 480 mbf/year to 600 mbf/year.

Status: Completed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 962
Start: Spring 2003
Finish: Nov 2003
Last Update: Dec 2003

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Northeast Development Region

Updated January 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2002) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

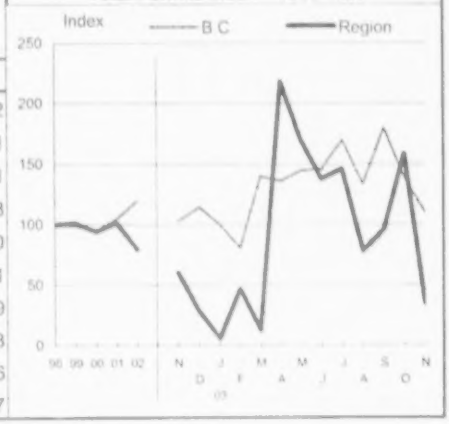
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.9	6.2	12.8	6.6	2.1	46.0	12.9	0.719	0.081	0.799	1976
1981	5.7	14.0	9.6	17.7	7.8	2.4	57.1	17.8	0.560	0.069	0.628	1981
1986	6.0	13.5	7.6	20.4	8.9	2.8	59.2	20.1	0.528	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.507	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	65.0	22.6	0.486	0.097	0.583	1996
2001	4.6	13.6	6.7	21.3	13.2	4.6	64.0	23.9	0.442	0.112	0.554	2001
2006	4.2	13.3	7.2	21.2	16.6	5.6	68.1	25.4	0.390	0.126	0.516	2006
2011	4.2	12.3	7.3	21.3	19.6	6.9	71.7	28.0	0.344	0.143	0.487	2011
2016	4.3	11.6	7.2	21.9	21.3	8.8	75.1	30.6	0.317	0.174	0.491	2016
2021	4.4	11.7	6.6	23.0	22.1	11.1	78.9	32.9	0.313	0.215	0.528	2021
2026	4.3	11.9	6.3	23.4	21.9	13.8	81.6	34.5	0.315	0.267	0.582	2026
2031	4.2	12.0	6.4	22.9	22.1	16.3	83.8	35.9	0.315	0.318	0.633	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P28 (Summer/03). P28 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'mental		
	<-- $ Millions -->						Units
1995	44.1	20.4	2.5	11.7	6.1	23.7	182
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.6	20.4	0.3	19.3	0.9	27.2	231
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.4	30.4	5.0	22.1	3.3	29.0	330
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.5	34.3	1.7	16.0	16.6	25.2	189
2002	46.7	26.0	5.0	19.5	1.5	20.7	133
YTD Nov '02	41.9	21.8	4.4	16.0	1.4	20.1	126
YTD Nov '03	53.9	27.1	6.2	19.6	1.3	26.7	247



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Northeast Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Northeast		**63,392**	**63,448**	**63,941**	**63,957**
Fort St. John	C	16,486	16,734	16,827	16,730
Dawson Creek	C	11,222	11,224	11,115	11,024
Fort Nelson	T	4,356	4,371	4,380	4,383
Chetwynd	DM	2,816	2,704	2,669	2,542
Tumbler Ridge	DM	2,012	1,932	2,404	2,459
Taylor	DM	1,190	1,193	1,227	1,258
Hudson's Hope	DM	1,075	1,084	1,065	1,073
Pouce Coupe	VL	861	869	856	850

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality. * Denotes b'ndary change between '96 & '03; figures contain estimates for net censu undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Chetwynd

Burnt River Coal Mine
Western Canada Coal Corp Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt river and Brazion properties located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes per year of coking coal. Project will be developed in stages. Production expected to start in early 2005. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). Website: www.westerncoal.com. The project has been on hold but is being reassessed for continuation of a feasibility study.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Early 2005
Finish: Summer 2007
Last Update: Sep 2003

Chetwynd region

Pine Valley Coal Project
Pine Valley Mining Corporation Ph: (250) 561-5610
Proposed thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50-70 persons. Initial production of 900,000 tonnes/yr. of coking and steam coal and processing at 250 tonnes/hour. Feasibility report issued in Sep 2003. Large sample testing has taken place. The project is seeking financing. First stage development is planned to include the construction of a raw coal operation in spring 2004. Stage 2 development would include the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure. Website: www.pinevalleycoal.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1997
Project ID: 329
Start: Spring 2004
Finish: Fall 2006
Last Update: Sep 2003

Fort Nelson

Duke Energy Southern Mainline Expansion
Duke Energy Inc. Ph: (250) 960-2010
Gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland would increase capacity by 200 million cu ft/per day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in late Jan 2003. Website: www.wei-pipeline.com Construction of proposed facilities will be deferred, not cancelled.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2001
Project ID: 742
Start: ?
Finish: ?
Last Update: Dec 2003

Fort St. John

Oriented Strandboard Mill
Slocan/Louisiana-Pacific OSB (Panel) Corp
Ph: (604) 278-7311 (Slocan)
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 700 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs. Application approved under the BC Environmental Assessment Act. Land being acquired. Project not expected to go ahead until mid-2004.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2000
Project ID: 668
Start: Jun 2004
Finish: Fall 2005
Last Update: Sep 2003

Tumbler Ridge

Wolverine Coal Mine
Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
The Revised Project Description for the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge includes the shift to mining the Wolverine-Perry Creek mine as an open pit for the first 8 years of operations with deferment of underground mining. The revised mine plan is based on mining 17 million run-of-mine tonnes for an annual production level of 1.6 million tonnes. The feasibility study is complete and mine development approvals are on track for approvals for the 3rd quarter of 2004. The project is expected to produce 250 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2001
Project ID: 754
Start: Spring 2005
Finish: Summer 2007
Last Update: Dec 2003

STATUS: ON HOLD

Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 524
Start: ?
Finish: ?
Last Update: Mar 2003

STATUS: CONSTRUCTION STARTED

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
Ledcor Projects Inc. of Vancouver, a B.C.-based firm, has been selected to enter final negotiations for a partnership to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan road for 15 years. The 173-km resource road and a 15-km public road (maintained by the Ministry of Transportation) that connects to the Alaska Highway just south of Fort Nelson together form the primary access to more than 27,000 square kilometers of oil and gas territory in the northeast of British Columbia. The project consists of construction of a bypass, including a Fort Nelson River bridge to connect Highway 97 to the SYD Road, upgrade of the SYD Road consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades; and maintenance and operation of the road. The bridge and a new bypass will be complete and open to industrial traffic by Dec 2004. Other portions of the project construction are to be completed by Dec 2005.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Mar 1999
Project ID: 542
Start: Fall 2003
Finish: Dec 2005
Last Update: Dec 2003

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Fort St. John

Sawmill Modernization and Expansion

Canadian Forest Products Ltd. Ph: (250) 787-3600

Modernization of Canfor's existing sawmill replacing an existing log line and adding a lumber dry kiln. Sawmill will also be adding a third shift which will increase production to ~ 290 mbf/year.

Status: Construction started
Est. Cost ($ million): 17
First Entry: Sep 2003
Project ID: 1021

Start: Spring 2003
Finish: Nov 2003
Last Update: Sep 2003

Fort St. John

Encana Ekwan Pipeline Project

EnCana Ekwan Pipeline Inc. Ph: 1-866-645-6781

Construction has begun on a natural gas pipeline from the EnCana Oil & Gas Partnership's Sierra Plant near Fort Nelson to a tie-in point at the Nova Gas Transmission Ltd.'s northwest mainline, near Rainbow Lake, Alta. The project includes 82.5 km (51 miles) of 610 mm natural gas pipeline and associated facilities. Surerus Pipeline Inc. is the prime contractor. Website: www.encana.com

Status: Construction started
Est. Cost ($ million): 55
First Entry: Jun 2003
Project ID: 940

Start: Dec 2003
Finish: April 2004
Last Update: Dec 2003

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Your Permit

Is Our Preoccupation

Some of the most challenging moments in major project development often happen before the first shovel goes in the ground. A clear strategy for getting through the regulatory approval process is essential in preventing those challenges from becoming insurmountable hurdles.

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We've provided counsel and coordination during regulatory review processes of all types and scopes. And we've got a solid portfolio of successfully permitted projects throughout B.C. Our industry experience encompasses energy, mining, forest products and major public utilities.

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